

Official copy of register of title

Title number MS649732

Edition date 25.02.2021

- This official copy shows the entries on the register of title on 22 SEP 2023 at 10:26:41.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Sep 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Birkenhead Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

MERSEYSIDE : LIVERPOOL

- 1 (27.10.2017) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 241 Breck Road, Everton, Liverpool (L5 6PT).
- 2 (27.10.2017) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 25 October 2017
Term : 10 years from 1 September 2016
Parties : (1) Helena Calvert
(2) Sayers The Bakers Limited
NOTE 1: The original lease dated 21 August 2006 referred to in the above lease was formerly registered under MS528416.
NOTE 2: A copy of the original lease is filed under MS528416.
- 3 (27.10.2017) The Lease prohibits or restricts alienation.
- 4 (27.10.2017) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (27.10.2017) The landlord's title is registered.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (25.02.2021) PROPRIETOR: S&PB RETAIL LIMITED (Co. Regn. No. 12570881) of 1 Calverley Road, Oulton, Leeds LS26 8JD.

B: Proprietorship Register continued

- 2 (25.02.2021) The Transfer to the proprietor contains a covenant of indemnity in respect of the covenants referred to in the Charges Register.
- 3 (25.02.2021) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (27.10.2017) A Conveyance of the freehold estate in the land in this title and other land dated 25 March 1868 made between (1) Reginald Radcliffe and (1) Richard Jones contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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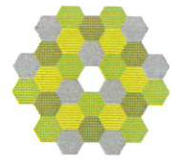
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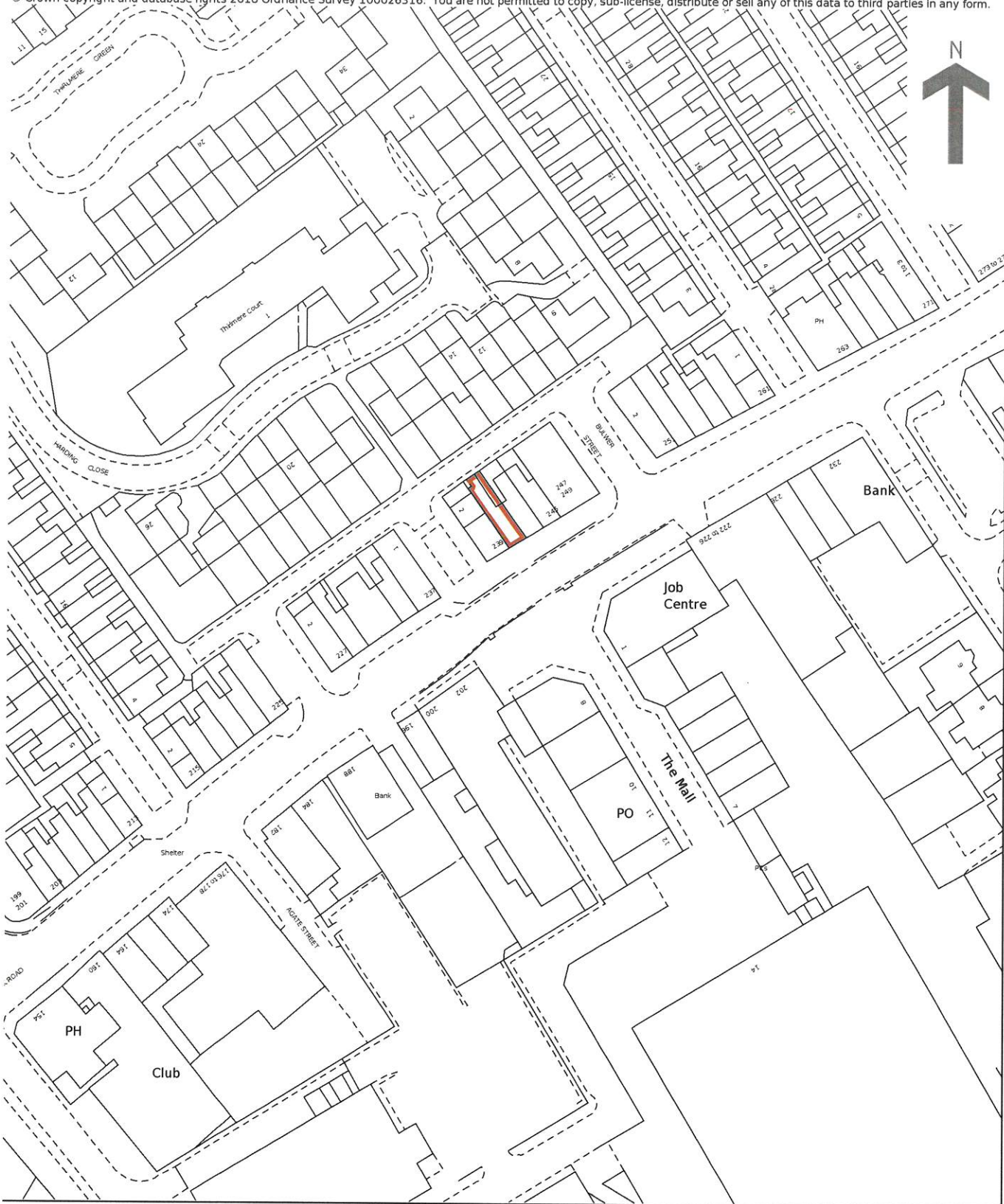
HM Land Registry

Official copy of
title plan

Title number **MS649732**
Ordnance Survey map reference **SJ3692SW**
Scale **1:1250**
Administrative area **Merseyside : Liverpool**

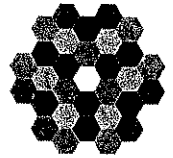


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**Official copy
of register of
title**

Title number MS39778

Edition date 27.10.2017

- This official copy shows the entries on the register of title on 21 SEP 2023 at 16:17:51.
- This date must be quoted as the "search from date" in any official search application based on this copy.
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- Issued on 21 Sep 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
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A: Property Register

This register describes the land and estate comprised in the title.

MERSEYSIDE : LIVERPOOL

- 1 (07.09.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 241 Breck Road, Everton, Liverpool (L5 6PT).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (18.09.1978) PROPRIETOR: HELENA CALVERT of 7 Bancroft Close, Liverpool L25 0LS.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land in this title and other land dated 25 March 1868 made between (1) Reginald Radcliffe and (1) Richard Jones contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (31.10.2006) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	27.10.2017	241 Breck Road	25.10.2017	MS649732

Title number MS39778

Schedule of notices of leases continued

Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
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10 years from
01.09.2016

End of register

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H.M. LAND REGISTRY

TITLE NUMBER

MS3977

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY SHEET
MERSEYSIDE

NATIONAL GRID
SJ 3692

Scale: 1/1250

LIVERPOOL DISTRICT

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H.M. LAND REGISTRY

TITLE NUMBER

MS3977

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY
MERSEYSIDE

SHEET

NATIONAL GRID

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Scale: 1/1250

LIVERPOOL DISTRICT

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