

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.



Official copy of register of title

Title number MS489349

Edition date 25.08.2009

- This official copy shows the entries on the register of title on 14 SEP 2023 at 15:02:56.
- 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 14 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 : WIRRAL

- 1 (03.06.2004) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Twelve Quays Cafe, Unit 1, Hastings House, Canning Street, Birkenhead (CH41 1AR).
- 2 (03.06.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 16 March 2004
 Term : 10 years from 16 March 2004
 Parties : (1) David Leslie Jones and Barbara Mary Imogene Jones (Lessors)
 (2) Seyed Ziaaddin McRtazavi-Taratabai and Christine Errahimzadeh Ahari (Lessees)
- 3 (03.06.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 good leasehold

- 1 (25.08.2009) PROPRIETOR: LAWRENCE ASHCROFT of 12 Brownlow Road, New Ferry, Wirral, Merseyside CH62 1AU.

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B: Proprietorship Register continued

2 (25.08.2009) The price stated to have been paid on 3 August 2009 was
£2,956.

End of register