Agreement for Sale



Commercial - Registered Freehold (Whole) - Vacant Possession

Seller THI Regeneraton Limited St George's House, 215-219 Chester Road, Manchester, Lancashire, M15 4JE
of St George's House, 215-219 Chester Road, Manchester, Lancashire, M15 4JE
Buyer
of
1. Agreement
The Seller sells and the Buyer buys the Property at the Price of
pounds (£)
exclusive of value added tax
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
2. Deposit
The Deposit is pounds (£)
3. Completion
Completion shall take place on 8th June 2022 (Date to be inserted by Solicitors,
4. Title
The Property is freehold and is the whole of the property registered [with Title
Absolute] under title number[X] MS236661
5. Incumbrances
The Property is sold subject to (and no requisition or objection shall be raised concerning):
(1) interests which will override the transfer
(1) interests which will override the transfer(2) the incumbrances (except mortgages) on the registered title[s]

6. Possession

Vacant possession shall be given to the Buyer on completion

7. Title Guarantee

The Seller will transfer the Property with [full] **NAXIMON** title guarantee but the transfer shall state that for the purposes of section 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters now recorded in registers open to public inspection are deemed to be within the actual knowledge of the transferee

8. Representations

The Buyer has not relied on any statements or representations made on behalf of the Seller relating to the Property except those made by the Seller's Solicitors in writing to the Buyer's Solicitors which are not readily capable of verification by the Buyer, but this does not exclude the Seller from liability for fraud or recklessness

9. Conditions

- (1) The Standard Commercial Property Conditions, Third Edition, apply so far as they are consistent with the express terms of this Agreement
- (2) The contract rate of interest is 4 per cent above the base rate of NatWest Bank Plc
- (3) In relation to value added tax, [Condition A1 (exempt supply)] [Condition 2 (standard rated supply)] applies

[(4) This Contract is subject to the Additional Special Conditions set out on the addendum hereto

10. Miscellaneous

- (1) The headings are not part of this Agreement and shall not affect the meaning of the text
- (2) The parties do not intend any provision of this Agreement to be enforceable by a third party
- (3) Any e-mail addresses given in this Agreement may [not] be used for the service of notices or documents

[

]

1

SAC1V 2

Signed:	
	[Director] [for and on behalf of the] Seller/ Buyer
Date of Agreement:	
	Seller's Solicitors: Griffiths & Hughes Parry
	Buyer's Solicitors: