

If you have not enclosed the consent form referred to above please give the reasons why not. What steps have you taken to try and obtain the consent?

The application to transfer the premises licence is submitted pursuant to s.43(5) Licensing Act 2003.

The premises were vacated by Boki Group Ltd and possession returned to the freeholder, Shaftesbury Covent Garden Ltd, on 5 August.

Please find appended: -

- 1) Email dated 8 August addressed to Boris Becker and Kim Mahony, directors of the outgoing premises licence holder; and
- 2) Copy of letter sent 8 August address to the directors of the outgoing premises licence holder at their registered address.

Both attempts to obtain consent to transfer included the appended consent form. No response has been received. This correspondence demonstrates that the applicant has taken reasonable steps to obtain consent in accordance with s.43(5)(a) Licensing Act 2003.

In addition, please find enclosed Land Registry Title and accompanying plan to evidence the applicant's freehold title of the premises. This demonstrates the applicant is in a position to use the premises for licensable activities in accordance with s.43(5)(b) Licensing Act 2003.

From: [Alun Thomas](#)
To: kim@bokicoffee.com; boris@bokicoffee.com
Cc: [Ryan Peermamode](#)
Subject: Transfer of Premises Licence - Boki
Date: Thursday, 8 August, 2019 2:33:11 PM
Attachments: [TRF consent.docx](#)

Dear Boris and Tim

I've been asked by your Landlord to effect the transfer of the premises licence.

I enclose a consent form if you could please sign and scan back if you agree?

Please let me know should you have any queries arising.

Yours sincerely

Alun Thomas
Partner

Thomas & Thomas Partners LLP
38a Monmouth Street
London WC2H 9EP

D: 020 7042 0412
M: 07956 805464
W: www.tandtp.com

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Thomas & Thomas

Partners LLP

Your ref:
Our ref: RP/SHA.30.62

38a Monmouth Street
London WC2H 9EP
tel: 020 7042 0410

FAO Directors, Boki Group Ltd
2 Lakeview Stables
St. Clere
Kemsing
Sevenoaks
TN15 6NL

08 August 2019

Dear Sirs

Premises Licence – PREMLIC\3997
Boki Coffee Shop, 20 Earlham Street, WC2H 9LN

I refer to the premises licence for the above-named premises.

We are instructed to apply to transfer the licence to the landlord, Shaftesbury Covent Garden Ltd. We enclose the relevant consent to transfer form. Please can you sign where shown and return either by post or email; address above and below. We further enclose a return pre-paid envelope for your convenience.

Please note that should we not receive the signed consent to transfer within the next 7 days following date of this letter, we are instructions to proceed with transfer without your consent.

Yours faithfully



Thomas & Thomas Partners LLP
tel: 020 7042 0417
email: rpeermamode@tandtp.com

Encl.

LICENSING ACT 2003

Consent of premises licence holder to transfer

I/we Boki Group Ltd

[full name of premises licence holder(s)]

the premises licence holder of premises licence number

PREM-LIC\3997

[insert premises licence number]

relating to

Boki Coffee Shop, 20 Earlham Street, WC2H 9LN

[name and address of premises to which the application relates]

hereby give my consent for the transfer of premises licence number

PREM-LIC\3997

[insert premises licence number]

to

Shaftesbury Covent Garden Ltd

[full name of transferee].

signed

name

(please print)

Position

Company Director

Dated:

Title Number : LN47778

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 16 AUG 2019 at 15:51:44 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LN47778
Address of Property	: 20 and 22 Earlham Street, London (WC2H 9LN)
Price Stated	: Not Available
Registered Owner(s)	: SHAFTESBURY COVENT GARDEN LIMITED (Co. Regn. No. 3154145) of 22 Ganton Street, Carnaby, London W1F 7FD.
Lender(s)	: National Australia Bank Limited National Australia Bank Limited National Australia Bank Limited

Title number LN47778

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 16 AUG 2019 at 15:51:44. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

CAMDEN

- 1 (21.06.1944) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 20 and 22 Earlham Street, London (WC2H 9LN).
- 2 (09.11.2016) The title plan has been amended to show by blue tinting the extent of the vaultcellar lying beneath Earlham Street which is included in the title.

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 (10.03.2005) PROPRIETOR: SHAFTESBURY COVENT GARDEN LIMITED (Co. Regn. No. 3154145) of 22 Ganton Street, Carnaby, London W1F 7FD.
- 2 (09.07.2001) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land or made in exercise of the power of sale in any Charge subsequent to that dated 18 April 2001 in favour of National Australia Bank Limited referred to in the Charges Register is to be registered without the consent of the proprietor for the time being of the said Charge.
- 3 (10.03.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 October 2004 in favour of National Australia Bank Limited referred to in the Charges Register.
- 4 (22.02.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 12 February 2018 in favour of National Australia Bank Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 (09.07.2001) REGISTERED CHARGE dated 18 April 2001 affecting also other titles to secure the moneys including the further advances therein mentioned.

NOTE: Charge reference LN47778.

- 2 (28.09.2016) Proprietor: NATIONAL AUSTRALIA BANK LIMITED (incorporated in Australia) of 88 Wood Street, London EC2V 7QF.

C: Charges Register continued

- 3 (19.03.2004) An Agreement dated 8 March 2004 made between (1) Shaftesbury Plc and (2) The Mayor and Burgesses of The London Borough of Camden pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) and section 278 of the Highways Act 1980 contains provisions relating to the development of 20 Earlam Street.
- NOTE: Copy filed.*
- 4 (10.03.2005) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 5 (10.03.2005) REGISTERED CHARGE contained in a debenture dated 1 October 2004 affecting also other titles.
- NOTE: Charge reference NGL590095.*
- 6 (28.09.2016) Proprietor: NATIONAL AUSTRALIA BANK LIMITED (incorporated in Australia) of 88 Wood Street, London EC2V 7QF.
- 7 (22.02.2018) REGISTERED CHARGE dated 12 February 2018 affecting also other titles.
- NOTE: Charge reference 64321.*
- 8 (22.02.2018) Proprietor: NATIONAL AUSTRALIA BANK LIMITED (incorporated in Australia) of London Branch, 88 Wood Street, London EC2V 7QQ.
- 9 (22.02.2018) The proprietor of the Charge dated 12 February 2018 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

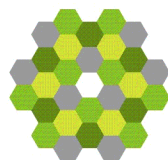
- | | | | | |
|---|------------|---|--|-----------|
| 1 | 10.03.2005 | 22 Earlam Street (Ground Floor and Basement) | 18.03.1998
10 years from
18 March 1998 | |
| 2 | 24.03.2017 | 20 Earlam Street (Ground :
1 (part of) : Basement : First Floors)
2 (part of) | 06.03.2017
from and
including
6.3.2007 and
expiring on
24.12.2026 | NGL968343 |

End of register

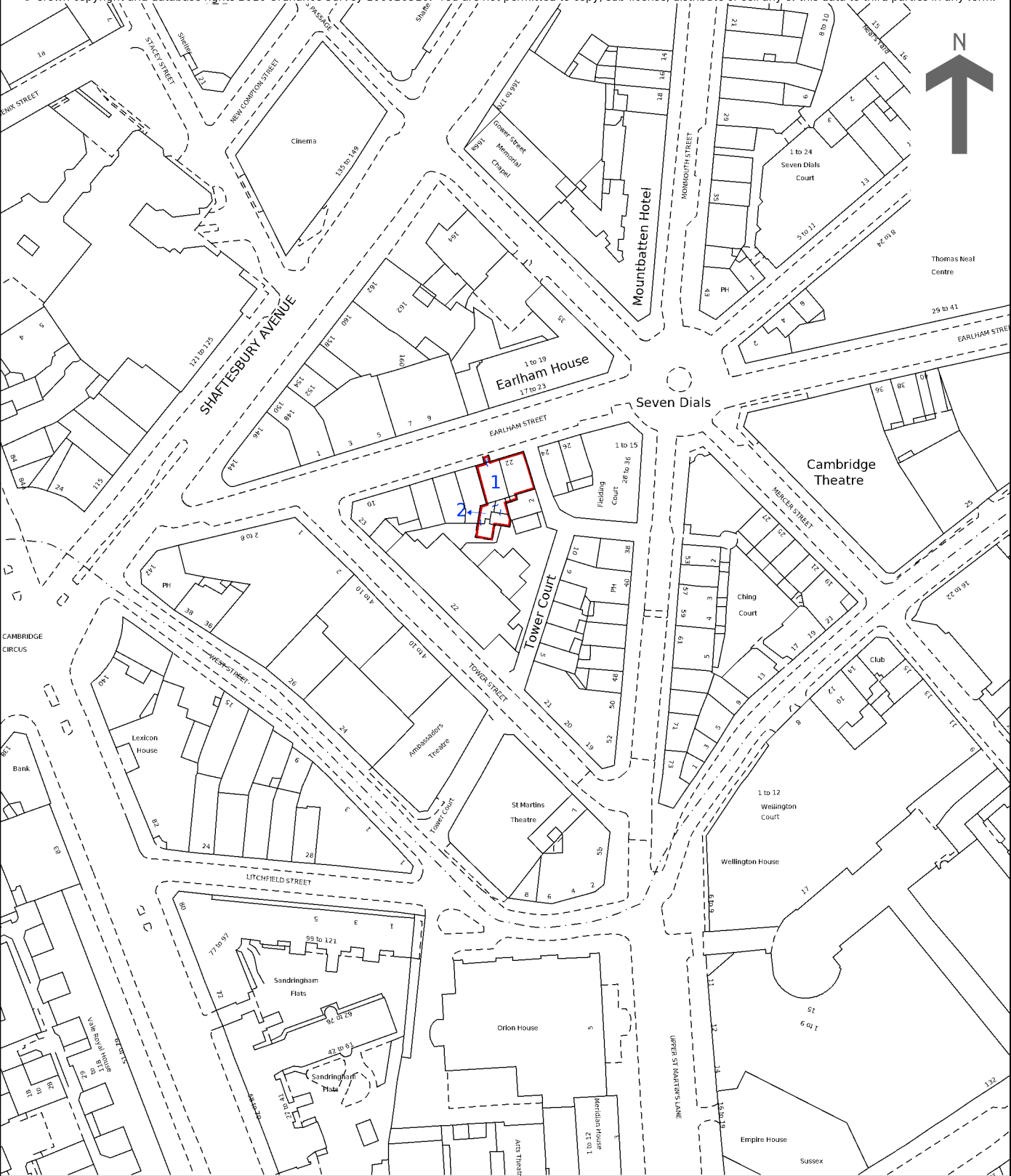
HM Land Registry

Current title plan

Title number **LN47778**
Ordnance Survey map reference **TQ3081SW**
Scale **1:1250**
Administrative area **Camden**



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This title is dealt with by HM Land Registry, Croydon Office.