

Annex C – Land Registry Title

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 256404

Edition date 20.12.2012

- This official copy shows the entries on the register of title on 17 MAR 2020 at 12:09:43.
- 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 17 Mar 2020.
- 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, Croydon Office.

A: Property Register

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

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- 1 (15.10.1921) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 135-149 Shaftesbury Avenue, London (WC2H 8AH).

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 (19.03.2012) PROPRIETOR: CAPITALSTART LIMITED (Co. Regn. No. 03090974) of 66 Chiltern Street, London W1U 4JT.
- 2 (19.03.2012) The price stated to have been paid on 13 March 2012 was £2,500,000.
- 3 (19.03.2012) A Transfer of the land in this title dated 13 March 2012 made between (1) Capital & Counties CG9 Limited and Capital & Counties CG Nominees 9 Limited and (2) Capitalstart Limited contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges Register

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

- 1 (16.10.1970) Lease dated 16 April 1970 to Association British Properties Limited for 56 years from 25 March 1970.

NOTE: Lessee's Title registered under NGL144554.
- 2 (20.12.2012) By a Deed dated 5 December 2012 made between (1) Capitalstart Limited and (2) ABC Cinemas Limited the terms of the lease dated 16 April 1970 referred to above were varied.

Title number 256404

C: Charges Register continued

NOTE: Copy Deed filed.

- 3 (20.12.2012) UNILATERAL NOTICE in respect of an Agreement for Option to Demand Surrender dated 5 December 2012 made between (1) Capitalstart Limited and (2) ABC Cinemas Limited.

NOTE: Copy filed.

- 4 (20.12.2012) BENEFICIARY: ABC Cinemas Limited (Co Regn No 03167622) of 54 Whitcomb Street, London, WC2H 7DN and care of Fladgate LLP, 16 Great Queen Street, London, WC2B 5DG.

End of register

These are the notes referred to on the following official copy

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

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

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 17 March 2020 shows the state of this title plan on 17 March 2020 at 12:09:44. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Croydon Office .

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H.M. LAND REGISTRY

TITLE NUMBER

256404

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY SHEET
GREATER LONDON

NATIONAL GRID
TQ 2981

SECTION
A E

Scale: 1/1250

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Old Reference LN VII 63 A & D

