

Title Number : CB11686

This title is dealt with by HM Land Registry, Peterborough 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 19 SEP 2019 at 13:21:03 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	: CB11686
Address of Property	: 30-31 Petty Cury, Cambridge (CB2 3NB)
Price Stated	: Not Available
Registered Owner(s)	: RLUKREF NOMINEES (UK) ONE LIMITED (Co. Regn. No. 10840928) care of Royal London Asset Management Limited, 55 Gracechurch Street, London EC3V 0RL and of 8 Canada Square, London E14 5HQ RLUKREF NOMINEES (UK) TWO LIMITED (Co. Regn. No. 10840992) care of Royal London Asset Management Limited, 55 Gracechurch Street, London EC3V 0RL and of 8 Canada Square, London E14 5HQ as nominees for HSBC Bank Plc in its capacity as depositary for The Royal London UK Real Estate Fund.
Lender(s)	: None

Title number CB11686

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 SEP 2019 at 13:21:03. 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.

CAMBRIDGESHIRE : CAMBRIDGE

- 1 (18.04.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 30-31 Petty Cury, Cambridge (CB2 3NB).
- 2 The Conveyance dated 3 June 1931 referred to in the Charges Register contains a provision as to light or air.
- 3 NOTE:-An Agreement dated 8 August 1932 made between (1) J. Lyons & Company Limited (2) Boots Cash Chemists (Eastern) Limited (3) Montague Burton Limited and (4) Marian Foreman relates to rights of light or air over No. 29 Petty Cury.

NOTE: Copy filed.
- 4 (08.09.2014) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (09.10.2017) PROPRIETOR: RLUKREF NOMINEES (UK) ONE LIMITED (Co. Regn. No. 10840928) care of Royal London Asset Management Limited, 55 Gracechurch Street, London EC3V 0RL and of 8 Canada Square, London E14 5HQ and RLUKREF NOMINEES (UK) TWO LIMITED (Co. Regn. No. 10840992) care of Royal London Asset Management Limited, 55 Gracechurch Street, London EC3V 0RL and of 8 Canada Square, London E14 5HQ as nominees for HSBC Bank Plc in its capacity as depositary for The Royal London UK Real Estate Fund.
- 2 (09.10.2017) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (09.10.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 By a Conveyance dated 3 June 1931 made between (1) Pointer & Company Limited (Vendors) and (2) J. Lyons & Company Limited (Purchasers) the land edged and numbered 1 in blue on the filed plan was conveyed subject as follows:-

C: Charges Register continued

"No part of the piece of land hereby conveyed shall so long as Messrs. Boots Cash Chemists (Eastern) Limited or their successors in title continue from the date of these presents to carry on in any premises in Petty Cury aforesaid and/or in Sidney Street in the Borough of Cambridge the business of a Chemist and Druggist be used for the purpose of the said business or for the sale of perfumery toilet articles and photographic requirements but this covenant shall not in any way restrict or prevent the sale in or in connection with a Hairdressers saloon which may be upon any part of the premises hereby assured of perfumery or toilet articles in connection with the business of a Hairdresser."

- 2 A Conveyance of the land edged and numbered 2 in blue on the title plan dated 3 June 1931 made between (1) Boots Cash Chemists (Eastern) Limited and (2) J. Lyons & Company Limited contains restrictive covenants.

NOTE: Original filed.

- 3 The land is subject to the right of way and other rights granted by the Conveyance dated 3 June 1931 referred to above as varied by a Deed dated 14 September 1961 made between (1) J. Lyons & Company Limited and (2) Boots Cash Chemists (Eastern) Limited.

NOTE: Original Deed filed.

- 4 (08.09.2014) The land is subject to the lease set out in the schedule of leases hereto.

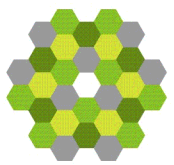
Schedule of notices of leases

1	08.09.2014	30-31 Petty Cury	11.08.2014 10 years from and including 11.08.2014	CB393244
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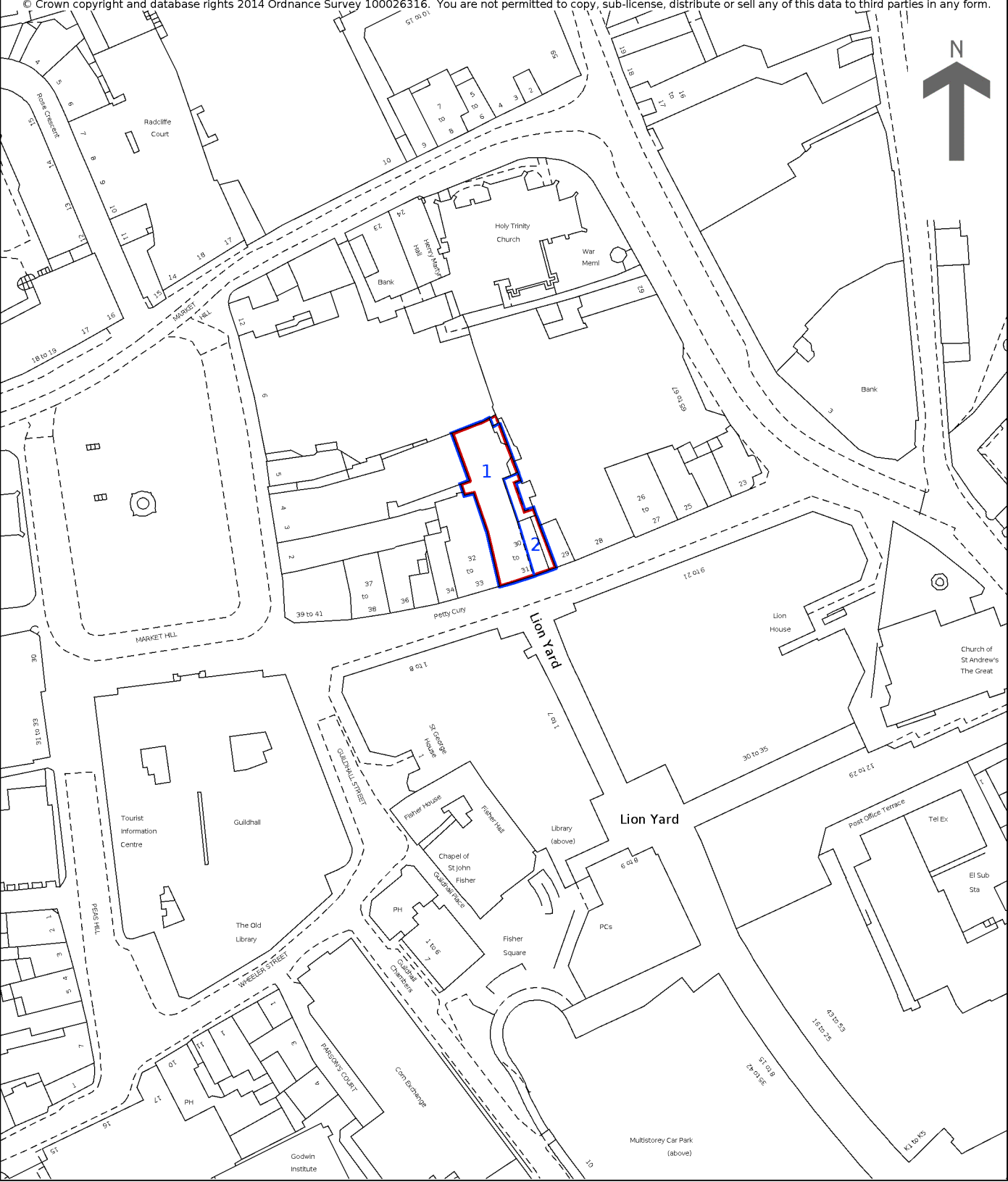
End of register

HM Land Registry Current title plan

Title number **CB11686**
Ordnance Survey map reference **TL4458SE**
Scale **1:1250**
Administrative area **Cambridgeshire :**
Cambridge



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