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# Official copy of register of title

Title number SGL66486

Edition date 22.10.2014

- This official copy shows the entries on the register of title on 02 OCT 2020 at 10:37:35.
- 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 02 Oct 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, Telford 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.

### SOUTHWARK

- 1 (09.08.1968) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being The Canterbury Arms Public House, 871 Old Kent Road, London (SE15 1NX).  
  
NOTE: As to the part numbered 1 on the filed plan only the premises at first floor level and above are included in the title.
- 2 (09.08.1968) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 24 July 1968  
Term : 80 years from 3 July 1967  
Rent : A Peppercorn for the first year and £300 thereafter  
Parties : (1) Greater London Council  
(2) Whitbread And Company Limited
- 3 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.
- 5 (03.10.2007) The landlord's title is registered.

## 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

## B: Proprietorship Register continued

- 1 (03.10.2007) PROPRIETOR: MOTHERS LIMITED (Co. Regn. No. 5522264) of 20 The Drive, Edgware, Middlesex HA8 8PT.
- 2 (03.10.2007) The price stated to have been paid on 5 September 2007 was £180,000.
- 3 (03.10.2007) A Transfer of the land in this title dated 5 September 2007 made between (1) Admiral Taverns (780) Limited (Transferor) and (2) Mothers Limited (Transferee) contains purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 4 (03.10.2007) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

## Schedule of personal covenants

- 1 (03.10.2007) The following are details of the personal covenants contained in the Transfer dated 5 September 2007 referred to in the Proprietorship Register:-  
  
"(c) The Property is transferred subject to but with the benefit of the lease dated 26 April 1999 made between Enterprise Inns PLC (1) and James Drumm (2) ('the Occupational Tenancy')  
  
(d) The Transferee covenants with the Transferor that it and its successors in title will:  
  
(i) during the term of the Occupational tenancy observe and perform the covenants and other obligations on the part of the landlord contained in the Occupational Tenancy: and to  
  
(ii) keep the transferor and its successors in title indemnified against all actions claims demands losses costs damages and liabilities whatsoever by reason of any breach of the covenants and other obligations referred to in the Occupational Tenancy."

End of register