



Registration of a Charge

Company name: **IK (NELSON) PROPERTIES LTD**

Company number: **11105143**



X8I12MS1

Received for Electronic Filing: **11/11/2019**

Details of Charge

Date of creation: **25/10/2019**

Charge code: **1110 5143 0003**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **ALL THAT FREEHOLD PROPERTY KNOWN AS UNITS 1 AND 2 LUTNER STREET BURNLEY BB11 3AN REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER LAN206896**

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **BLAKE MORGAN LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11105143

Charge code: 1110 5143 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th October 2019 and created by IK (NELSON) PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th November 2019 .

Given at Companies House, Cardiff on 12th November 2019

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

MORTGAGE DEED (Corporate)	
Account Number: Y0000070525	Date: 25 October 2019
Lender: Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ	
Mortgage Conditions: The Aldermore Bank PLC Commercial Mortgage Conditions 2011	
Full Name(s) of Chargor(s) : IK (NELSON) PROPERTIES LTD (Company Number: 11105143)	
Property : UNITS 1 AND 2 LUTNER STREET, BURNLEY, BB11 3AN	
Title No: LAN206896	
<ol style="list-style-type: none"> 1. This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges. 2. The Chargor as legal owner with full title guarantee and as continuing security hereby charges the Property by way of first legal mortgage in favour of the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions). 3. The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined under the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount. 4. This Charge secures further advances but the Lender is not obliged to make further advances. 5. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and to comply with the Mortgage Conditions. 6. The Chargor hereby applies to the Registrar to enter the following restriction against the title(s) above referred to: "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 [this charge] in favour of Aldermore Bank PLC referred to in the Charges Register". 	
Executed as a Deed by the Chargor acting by:	
Director	Director/Secretary
In the presence of:	
Witness signature	
Name	NANDAN ANAND
Address	
Signed as a Deed on behalf of the Chargor a company incorporated in	
by	and
being [a] person[s] who in accordance with the laws of that territory [is][are] acting under the authority of the Chargor	
Authorised Signatory	Authorised Signatory
Signed as a Deed by	on behalf of the Lender in the presence of

Form of Mortgage Deed filed at HM Land Registry under reference MD1226K.