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ROACH PITTIS  
DX56350  
NEWPORT IW

Your ref: EG.H745.3

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Our ref: RCS/IW75934/WY INTAKE

Date: 14 September 2016

## COMPLETION OF REGISTRATION

**Title Number: IW75934**

**Property: 97-99 St James Street, Newport (PO30 1HY)**

**Registered Proprietor: DONE BROTHERS (CASH BETTING) LIMITED**

Your application lodged on September 14, 2016 has been completed. An official copy of the register together with the Title Information Document accompany this notification of completion.

There are no other documents to issue to you.

If we need to write to, or send a formal notice to, an owner, chargee or other party who has an interest noted on the register, we will write to them at their registered address. It is important that this address is correct and up to date. Please let us know at once of any change of address, quoting the title number.

You do not need to reply unless you think a mistake has been made. If there is a problem, please let us know.



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## **TITLE INFORMATION DOCUMENT** **(issued following a change to the register)**

An official copy of the register accompanies this notification. It shows entries subsisting following the recent completion of an application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in the future you wish to apply for an official copy of the register or the title plan showing the then position, please apply using Form OC1 (available from us, our website [www.gov.uk/land-registry](http://www.gov.uk/land-registry) and from law stationers). A fee is payable for each copy issued.

If we need to write to, or send a formal notice to, an owner or other party who has an interest noted on the register, we will write to them at the address as shown on the register. It is important that this address is correct and up to date. If you have such an address but wish to change it, please let us know as soon as possible, quoting the title number.

If you have any queries, please contact us at the address below, quoting the title number shown on the top of the official copy.

**Land Registry**  
**Weymouth Office**  
**PO Box 75**  
**Gloucester**  
**GL14 9BD**

**DX No. 321601 Gloucester 33**

**Tel: 0300 006 0014**  
**Fax: NA**

**THIS DOCUMENT HAS BEEN SUPPLIED FOR INFORMATION ONLY. IT SHOULD NOT BE SENT TO LAND REGISTRY IN CONNECTION WITH ANY SUBSEQUENT APPLICATION.**



## Official copy of register of title

Title number IW75934

Edition date 14.09.2016

- This official copy shows the entries on the register of title on 14 Sep 2016 at 09:15:14.
- 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 14 Sep 2016.
- 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 Land Registry Weymouth 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.

### ISLE OF WIGHT

- 1 (24.04.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 97-99 St James Street, Newport (PO30 1HY).

NOTE 1: As to the part tinted pink on the title plan only the ground floor is included in the title.

NOTE 2: As to the part tinted blue on the title plan only the ground and first floors are included in the title.

- 2 (24.04.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 17 April 2012  
Term : 15 years beginning on and including 17 April 2012 and ending on and including 16 April 2027  
Parties : (1) Basing Partners Limited  
(2) Done Brothers (Cash Betting) Limited

NOTE: The lease also includes other land

- 3 (24.04.2012) The Lease prohibits or restricts alienation.
- 4 (24.04.2012) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (24.04.2012) The landlord's title is registered.
- 6 (14.09.2016) By a Deed dated 7 September 2016 made between (1) Kenview Limited and (2) Done Brothers (Cash Betting) Limited the terms of the registered lease were varied.

NOTE: Copy Deed filed.

Title number IW75934

## 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 (24.04.2012) PROPRIETOR: DONE BROTHERS (CASH BETTING) LIMITED (Co. Regn. No. 01277703) of The Spectrum, 56-58 Benson Road, Birchwood, Warrington, Cheshire WA3 7PQ.

## C: Charges Register

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

- 1 (24.04.2012) A Conveyance of the freehold estate in the land tinted pink on the title plan dated 4 March 1982 made between (1) B.A.T.Stores PLC (Vendor) and (2) Currys Group PLC (Purchaser) contains the following covenants:-

"The Purchaser HEREBY COVENANTS with the Vendor for the benefit of the Vendor's neighbouring land at Newport and each and every part thereof not to use or permit or suffer the premises hereby conveyed or assigned or any part thereof to be used for the purpose of carrying on the sale of good of any kind whatsoever or for the sale of wines spirits beers or intoxicating liquor of any description"

End of register