



Georgina Martin <georginam@retirement.capital>

RE: Payment from the SSAS [DJB_DMS-DJB-DMS.FID239457]

Zaheer Bashir <Zaheer.Bashir@djblaw.co.uk>

Tue, Jul 16, 2024 at 5:48 PM

To: Alex Haigh <alex@sixteenrealestate.com>

Cc: Nicola Harrington <nicola@sixteenrealestate.com>, "georginam@retirement.capital" <georginam@retirement.capital>, Richard Holmes <Richard.Holmes@djblaw.co.uk>, Accounts Team <Accounts.Team@djblaw.co.uk>

Dear Georgina,

I attach the following for your reference:

- i) Searches previously carried out.
- ii) Draft search validation indemnity insurance.
- iii) Engrossment Lease
- iv) Completion statement.

As per Richards email I confirm no TR1 is required in this case as a new lease is being granted. With regards to searches we note that these were carried out at the time of acquisition and a copy is attached for your reference. I also attach for your reference an indemnity policy which has the following insured risk:

Existing Searches have previously been obtained against the Property (dated not more than 2 years before the Policy Commencement Date). The Property may be subject to an Adverse Entry that would otherwise be revealed by identical Searches had they been carried out on the Policy Commencement Date.

Finally, I attach a copy of the completion statement for your record. I have copied in our accounts team who will arrange to let you have our client account details to make the transfer.

If you need any further details please let me know.

Kind Regards

Zaheer

Zaheer Bashir | Associate Director

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From: Alex Haigh <alex@sixteenrealestate.com>

Sent: Tuesday, July 16, 2024 9:41 AM

To: Zaheer Bashir <Zaheer.Bashir@djblaw.co.uk>

Cc: Nicola Harrington <nicola@sixteenrealestate.com>; georginam@retirement.capital; Richard Holmes <Richard.Holmes@djblaw.co.uk>

Subject: FW: Payment from the SSAS

Morning Zaheer,

We need a couple of details from for Retirement capital to complete the payment to the DJB account. Can you share details we are missing below with Georgina please?

- EPC Certificate **attached**
- Asbestos report **attached**
- Draft TR1 form for review if already prepared by the solicitors
- Copy of the completion statement if already available

- Bank details for payment


Any questions please let me know.


Thanks Alex



 **Alex Haigh**

 **Director - Retail & Leisure**

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From: Georgina Martin <georginam@retirement.capital>

Sent: Tuesday, July 16, 2024 9:24 AM

To: Nicola Harrington <nicola@sixteenrealestate.com>

Cc: Alex Haigh <alex@sixteenrealestate.com>

Subject: Payment from the SSAS

Hi Nicola,

In order to process a payment from the SSAS account we will need to prepare a payment instruction form for signature.

Can you please advise of the completion date and provide us with the solicitor's bank account details along with a copy of the completion statement?

Can you also confirm if local and environmental searches were carried out by the solicitor as part of the process?

I noted your preference of completing the purchase without the asbestos report, however, once this is available, I would appreciate if you could provide a copy of it for our records.

Kind regards

Georgina



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Data Processing Centre

Retirement.Capital

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Merthyr Tydfil Industrial Business Park

Merthyr Tydfil

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10 attachments



12037.4 RSH - CON29DW.pdf
2030K



12037.4 RSH - Landmark Sitecheck Assess (0 - 2 ha) - 0 - 2 ha.pdf
1304K



12037.4 RSH - PinPoint Chancel Check (0 - 1.21 ha) - 0 - 1.21 ha.pdf
1245K



12037.4 RSH - Highways Extent Plan.pdf
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12037.4 RSH - Manchester City Council Official Local Authority Search Commercial (CON29R).pdf
879K



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C7674-00753(1)-Q.pdf
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Completion Statement - Barlow.docm
22K



Engrossed Lease Barlow Moor Road.pdf
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