



Official copy of register of title

Title number MAN222069

Edition date 17.03.2014

- This official copy shows the entries in the register of title on 25 March 2014 at 11:20:25.
- This date must be quoted as the "search from date" in any official search application based on this copy.
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- Issued on 11 April 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
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- This title is dealt with by Land Registry Fylde Office.

A: Property register

This register describes the land and estate comprised in the title.

GREATER MANCHESTER : TRAFFORD

- 1 (13.02.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Unit 2, Clarke Industrial Estate, St Modwen Road, Stretford, Manchester (M32 0ZF).
- 2 (13.02.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 7 February 2014
Term : Commencing on 7 February 2014 and ending on 24 March 2164
Parties : (1) Trafford Borough Council
(2) Quorum Investments Limited
NOTE 1: The original lease dated 19 September 1980 referred to in the above lease was formerly registered under GM221602.
NOTE 2: A copy of the original lease referred to above is filed under GM221602.
- 3 (13.02.2014) The Lease prohibits or restricts alienation.
- 4 (13.02.2014) 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 (13.02.2014) The landlord's title is registered.
- 6 (13.02.2014) ENTRY CANCELLED on 19 March 2014.

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 (27.02.2014) PROPRIETOR: STORE FIRST LIMITED (Co. Regn. No. 07463355) of 12a Mead Way, Padiham, Burnley BB12 7NG and of Unit, 2 Clarke Industrial Estate, St. Modwen Road, Stretford, Manchester M32 0ZF.
- 2 (27.02.2014) The price stated to have been paid on 14 February 2014 was £2,760,000.
- 3 (27.02.2014) 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.

C: Charges register

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

- 1 (13.02.2014) The land is subject to the rights relating to electrical lines granted by an Agreement dated 17 September 1930 made between (1) The Manchester Ship Canal Company and (2) Central Electricity Board so far as the same are subsisting and affect the same.

NOTE: Copy without plans filed under LA307432.

- 2 (13.02.2014) The land is subject to the following agreement and declaration contained in a Conveyance of the freehold estate in the land in this title dated 25 March 1972 made between (1) The Manchester Ship Canal Company (Vendors) and (2) Stretford Corporation:-

"IT is hereby agreed and declared by and between the parties hereto that the Vendors shall have the right to discharge storm water from the land retained by them on the North side of Barton Dock Road aforesaid comprising an area of 9 acres or thereabouts into the existing culvert on the land hereby conveyed or into any alternative drainage system constructed thereon."

- 3 (13.02.2014) The land is subject to the rights of drainage reserved by a Transfer of the freehold estate in the land in this title dated 12 July 1973 made between (1) Stretford Corporation Corporation and (2) the Secretary of State for the Environment.

NOTE: Original filed under LA307432.

- 4 (13.02.2014) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

NOTE: Each lease is referenced by edging and numbering in blue on the title plan unless otherwise stated in the schedule of leases.

C: Charges register continued

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	13.02.2014 Brown broken line	Strip of land three feet in width and thirty feet in depth (but subject to paragraph 17 of the second schedule of the said lease) excluding the top tow feet six inches thereof.	21.02.1973 99 years from the 1.11.1971	LA352392
		NOTE 1: The lease comprises also other land.		
		NOTE 2: The lease grants rights of entry, rights to lay, construct, use, maintain, repair, alter, renew, inspect, remove and replace a pipeline and a right to erect and keep marker posts at appropriate points on the surface over the pipeline.		
		NOTE 3: The lease contains an option to renew upon the terms therein mentioned.		
2	17.03.2014 1 (part of)	Second - lower floor store pod SD223	27.02.2014 Commencing on 27.2.2014 ending on 23.2.2164	MAN223783

End of register

