THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 17 FEB 2023 AT 16:49:53. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, PETERBOROUGH OFFICE.

TITLE NUMBER: EX976518

There is no application or official search pending against this title.

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.

SOUTHEND-ON-SEA

1 (24.08.2018) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Units 1, 2 and 3 and Gym Beaumont Court, 61-71 Victoria Avenue, Southend-On-Sea (SS2 6EF).

NOTE: The Units and Gym are on the ground floor.

2 (24.08.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 1 February 2018
Term : 199 years and 10 days from and including 1 September 2017
Parties : (1) Randall Watts London Limited
(2) Randall Watts Limited

3 (24.08.2018) The Lease prohibits or restricts alienation.

4 (24.08.2018) 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.

NOTE: The easements granted in Schedule 1 are included in the title only so far as they are capable of subsisting at law and relate to the land comprised in the landlord's title EX188071 and EX344920 at the date of the grant of the lease.

5 (24.08.2018) 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

1 (30.10.2018) PROPRIETOR: REPVU LIMITED (Co. Regn. No. 10487754) of 34 Westway, Caterham CR3 5TP.

2 (24.08.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate , or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of

B: Proprietorship Register continued

the estate registered under title number EX188071 or their conveyancer that the provisions of Clause 11 of Schedule 2 of the registered lease have been complied with or that they do not apply to the disposition.

3 (30.10.2018) The value as at 30 October 2018 was stated to be over £1,000,000.

4 (31.03.2020) RESTRICTION: 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 25 February 2020 in favour of Together Commercial Finance Limited referred to in the Charges Register.

C: Charges Register

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

1 (24.08.2018) A Conveyance of the freehold estate in the land in this title and other land dated 4 November 1896 made between (1) Southend on Sea Corporation (Vendors) and (2) Joseph Gilson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

NOTE 1: By the Conveyance dated 20 August 1962 referred to below the said covenants were expressed to be released as to the land edged and numbered 2 and 4 in blue on the title plan. Details of the terms of release are set out in the Schedule hereto.

NOTE 2: By the Deed dated 31 December 1962 referred to below the said covenants were expressed to be released as to the land edged and numbered 1 and 3 in blue on the title plan. Details of the terms of release are set out in the Schedule hereto.

2 (24.08.2018) A Conveyance of the freehold estate in the land edged and numbered 2 and 4 in blue on the title plan and other land dated 20 August 1962 made between (1) Southend-on-Sea Corporation (Vendors) and (2) Heron Southend Properties Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 (24.08.2018) A Deed dated 31 December 1962 made between (1) Southend on Sea Corporation (Corporation) and (2) Heron Southend Properties Limited (Owners) contains covenants affecting the land edged and numbered 1 and 3 in blue on the title plan details of which are set out in the Schedule hereto.

4 (24.08.2018) The parts of the land affected thereby are subject to the following rights granted by a Lease of a sub-station site dated 24 November 1965 made between (1) Calabar (Beechworth) Limited and (2) The Eastern Electricity Board for 122 years (less 10 days) from 20 December 1965:-

"TOGETHER with full right and liberty for the Board and all persons authorised by them in common with the Lessors and all persons having the like right to pass and repass at all times and for all purposes with or without vehicles to and from the demised land over and along the land coloured brown on the said plan

AND TOGETHER ALSO with full right and liberty for the Board to lay maintain inspect renew use alter and remove electric cables and lines earth electrodes and conduits or pipes for containing the same where necessary under the land coloured green on the said plan and to break up the surface thereof so far as necessary from time to time for the purpose of laying relaying repairing maintaining altering and removing the said electric cables and lines and conduits or pipes (all which said rights are together hereinafter referred to as "the said rights") the Board in the exercise of the said rights not causing unnecessary damage to the said land and restoring the surface thereof so far as practicable to its former condition."

NOTE: The land coloured brown referred to above does not affect the

C: Charges Register continued

land in this title. The land coloured green referred to above is hatched blue on the title plan so far as it affects the land in this title.

5 (31.03.2020) REGISTERED CHARGE dated 25 February 2020.

6 (31.03.2020) Proprietor: TOGETHER COMMERCIAL FINANCE LIMITED (Co. Regn. No. 2058813) of Lake View, Lakeside, Cheadle SK8 3GW, trading as Together.

Schedule of restrictive covenants

1 (24.08.2018) The following are details of the covenants contained in the Conveyance dated 4 November 1896 referred to in the Charges Register:-

COVENANT by the Purchaser for performance and observance of the said stipulations contained in the Schedule thereto limited to period of ownership.

THE FIRST SCHEDULE thereinbefore referred to

1. THE Purchaser shall within one month from the date of the Conveyance to him erect and ever afterwards maintain good and sufficient fences not less than six feet in height on the sides of the land purchased by him marked 'T' within the boundary.

2. NO brick or tiles shall be made nor any clay or lime burnt on the land No gravel sand clay or soil shall be removed from the land below the level of the adjoining road between the street and the building line or within three feet of any side or rear boundary and no excavation shall be made so as to deprive any adjoining property of lateral support.

3. NO building or erection (other than a wall or fence not exceeding four feet six inches in height) shall be set up on any lot nearer to the road in front thereof than the building line shewn upon the plan and no house shall be built which shall front on a side or rear boundary

4. NO erection or building on the land shall be built for the purpose of or used as a hotel public house inn tavern or beershop and no part of the land shall be occupied in any manner which may be deemed a nuisance or an annoyance to the owners tenants or occupiers of any neighbouring property.

Every house erected upon any of the Lots shall be built for and used or occupied as a private dwellinghouse only and no manufacture trade or business shall be carried on on any of such Lots or any operative machinery be fixed or placed thereon.

5. NO house shall be erected upon any of the Lots which shall be of less than the following value respectively viz as regards Lots 30-41 both inclusive £600 and as regards Lots 46-50 both inclusive £450 and no more than one house shall be erected on any one Lot The value of a house shall be taken at its first cost of materials and labour of construction only estimated at the lowest current prices.

6. The iron fencing on the land is not included in the sale but will remain the property of the Vendors and when removed or replaced by other fencing shall be returned to them.

NOTE 1: The 'T' marks referred to above do not affect the land in this title.

NOTE 2: The building line is set back approximately 9.144 m (30 feet) from Victoria Avenue.

NOTE 3: The land edged and numbered 1 and 2 in blue on the title plan comprised part of Lots 35-41 inclusive.

2 (24.08.2018) The following are details of the terms of the release

Schedule of restrictive covenants continued

contained in the Conveyance dated 20 August 1962 referred to in the Charges Register:-

THE Vendors hereby release and discharge the Purchasers and their successors in title and the property hereby conveyed from the said covenants contained in the before mentioned Conveyance which said covenants are set out in the Schedule hereto in such manner as if the same had not been imposed by the said Conveyance and also from and against all actions proceedings claims and demands for or by reason or on account of the said covenants or any past breach or breaches thereof.

NOTE: The before-mentioned Conveyance is the Conveyance dated 4 November 1896 referred to in the Charges Register.

3 (24.08.2018) The following are details of the terms of the release contained in the Deed dated 31 December 1962 referred to in the Charges Register:-

"IN pursuance of the said Agreement and in consideration of the covenants on the part of the Owners hereinafter contained the Corporation hereby release and discharge the Owners and the said premises from the said stipulations contained in the before mentioned Conveyance in such manner as if the same had not been imposed by the said Conveyance and also from and against all actions proceedings claims and demands for or by reason or on account of the said stipulations or any past breach or breaches thereof.

NOTE: The before mentioned Conveyance is the Conveyance dated 4 November 1896 referred to in the Charges Register.

4 (24.08.2018) The following are details of the covenants contained in the Conveyance dated 20 August 1962 referred to in the Charges Register:-

"THE Purchasers hereby covenant with the Vendors as follows:-
.....

For the benefit and protection of the Vendors' lands in Victoria Avenue aforesaid:-

(i) not to erect or alter the external appearance of any building or structure on the land hereby conveyed except in accordance with plans sections and elevations previously approved by the Vendors as estate owners such consent on the part of the Vendors not to be unreasonably withheld.

(ii) not to display any advertisement sign or sign board on the land hereby conveyed or any building erected thereon except with the written consent of the Vendors such consent on the part of the Vendors not to be unreasonably withheld

(iii) not to use the land hereby conveyed for any purpose other than the erection thereof of and subsequent use as flats or offices with ancillary car parking facilities."

5 (24.08.2018) The following are details of the covenants contained in the Deed dated 31 December 1962 referred to in the Charges Register:-

"The Owners hereby covenant with the Corporation as follows:-
.....

For the benefit and protection of the Corporation's lands in Victoria Avenue

(i) Not to erect or alter the external appearance of any building or structure on the said premises except in accordance with Plans sections and elevations previously approved by the Corporation as Estate Owners such consent on the part of the Corporation not to be unreasonably withheld.

(ii) Not to display any advertisement sign or signboard on the land or any buildings erected thereon except with the written consent of the Corporation as Estate Owners such consent on the part of the

Schedule of restrictive covenants continued

Corporation not to be unreasonably withheld.

(iii) Not to use the land for any purpose other than for the erection thereon of and subsequent use as flats or offices with ancillary car parking facilities."

End of register