

REPORT ON TITLE
REFINANCE – SEPARATE REPRESENTATION

To	Proplend Security Limited (“PSL”)
From	Paris Smith LLP
Borrower	Hamantkumar Parekh
Company Number	Not applicable
Property	294-300 Grimshaw Lane, Middleton, Manchester, M24 2XL (“Grimshaw Lane”)
Is the Borrower the same as the Owner?	Upon completion all three properties will be in the name of the Borrower’s
Advance Amount	Gross Loan: £275,600.00 Amount to be released to Ardale Brown completion: £259,221.40
PG Required	No, the only security being provided is a Legal Charge from the Borrower’s secured against the Properties

1 **TITLE**

We certify that the Property is:

Property	Freehold/Leasehold	Title number	Class of Title
Grimshaw Lane	(1) Freehold	GM372564	Absolute
	(2) Leasehold	GM473834	Good Leasehold
	(3) Leasehold	LA93822	Good Leasehold
	(4) Leasehold	LA109761	Good Leasehold
	(5) Leasehold	LA195600	Good Leasehold

- a. We certify that the Title to the Properties are good and marketable and can be accepted by you as security.
- b. We annex to the end of each of the attached Schedule a copy of the plan to the title for each of the Properties (“the **Title Plans**”) showing the Properties **edged red**. The Title Plans accords with the plan attached to the Valuation.
- c. The Property is registered in the name of the Borrower.
- d. We confirm that the only material **Restrictive Covenants** which affect the Properties are set out in the attached Schedules.
- e. We confirm that the only material **Adverse Interests/Rights** affecting the Properties are referred to in the Schedules.
- f. No person other than the Borrower has an equitable or overriding interest in the Properties save as disclosed in the Schedule.
- g. PSL will obtain a **First Legal Charge** over the Properties

Sorting Code No	56-00-68
Completion Date	Monday 21 February 2022
Reference:	AZC.113022.135

SCHEDULE

RESTRICTIVE COVENANTS/ADVERSE INTERESTS/RIGHTS

The Borrower has confirmed in replies that in respect of the covenants, rights and use impacting the Property they are not aware of any breach.

1. **Title Matters**

(a) **Charges to be redeemed by the Seller’s solicitor:**

The five titles which comprise the Property are not currently charged.

(b) **Price Paid**

The price stated to have been paid on:

Title No	Price Paid	Date
GM372564, GM473834, LA93822, LA109761 & LA195600	£50,000	21 March 2002
GM372564, GM473834	The Property was transferred by Pareshkumar Parekh, Hamantkumar Parekh & Umeshkumar Parekh to the Borrower (Hamantkumar Parekh) for nil consideration.	16 September 2021
LA195600, LA109761, LA93822	The Property was transferred by Pareshkumar Parekh, Hamantkumar Parekh & Umeshkumar Parekh to the Borrower (Hamantkumar Parekh) for nil consideration.	25 November 2021

As the Property has been transferred for nil consideration and no additional information has been provided we have asked that the Borrowers’ solicitors provide us with declaration of solvency for each of the three brothers. To further protect PSL in the event that someone looked to challenge this transfer as a transfer at an undervalue we have also asked that an Insolvency Act Policy be put on risk on completion, the limit of indemnity on this policy will be £520,000

(c) **Property Address:**

Please refer to the “Property” on page 1 of this report.

Title Matters affecting LA195600		
Date	Document	Comments
27 June 1872	Lease (Entry A3)	The Property is held subject to the terms of a Lease dated 27 June 1872 made between (1) Lawrence Booth and George Burd, (2) Richard Haworth, (3) The Reverend Joseph Littler and John Holden, (4) Robert Whitby We have summarised the key terms of the Lease below: Term: 999 Years from 27 June 1872 (expires: June 2871)

		<p>Unexpired Term: 850 years</p> <p>Rent: £1 and 13 shillings per annum</p> <p>The Lease also contains a number of covenants relating to the use and repair of the Property. We have asked for confirmation that (1) the ground rent has been paid up to date, and (2) that all covenants have been complied with, and the Borrower's solicitor has so confirmed.</p>
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Title Matters affecting LA109761

Date	Document	Comments
25 October 1877	Lease (Entry A3)	<p>The Property is held subject to the terms of a Lease dated 25 October 1877 made between (1) John James Haslam (2) William Wrigley</p> <p>We have summarised the key terms of the Lease below:</p> <p>Term: 999 Years (less 10 days) from 2 September 1875 (expires: August 2874)</p> <p>Unexpired Term: 853 years</p> <p>Rent: 15 shillings per annum</p> <p>The Lease also contains a number of covenants relating to the use and repair of the Property. We have asked for confirmation that (1) the ground rent has been paid up to date, and (2) that all covenants have been complied with, and the Borrower's solicitor has so confirmed.</p>

Title Matters affecting LA93822

Date	Document	Comments
4 December 1913	Lease (Entry A3)	<p>The Property is held subject to the terms of a Lease dated 4 December 1913 made between (1) George Edward Cuthbert (2) Charles Andrew</p> <p>We have summarised the key terms of the Lease below:</p> <p>Term: 999 Years (less 10 days) from 2 September 1875 (expires: August 2874)</p> <p>Unexpired Term: 853 years</p> <p>Rent: 15 shillings per annum</p> <p>The Lease also contains a number of covenants relating to the use and repair of the Property. We have asked for confirmation that (1) the ground rent has been paid up to date, and (2) that all covenants have been complied with, and the Borrower's solicitor has so confirmed.</p>

Title Matters affecting GM473834

Date	Document	Comments
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25 October 1877	Lease (Entry A3)	<p>The Property is held subject to the terms of a Lease dated 31 December 1920 made between (1) John James Haslam (2) Elizabeth Cheetham</p> <p>We have summarised the key terms of the Lease below:</p> <p>Term: 999 Years (less 10 days) from 2 September 1875 (expires: August 2874)</p> <p>Unexpired Term: 853 years</p> <p>Rent: 15 shillings per annum</p> <p>The Lease also contains a number of covenants relating to the use and repair of the Property. We have asked for confirmation that (1) the ground rent has been paid up to date, and (2) that all covenants have been complied with, and the Borrower's solicitor has so confirmed.</p>
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Title Matters affecting multiple titles		
Date	Document	Comments
		The mines and minerals are excepted from all of the titles (GM372564, LA195600, LA109761, LA93822 and GM473834) which comprise the Property. Consequently, the Borrower's solicitor has agreed to put on risk a Mining/Mineral Rights Insurance Policy. The limit of indemnity on this policy will be £520,00.
		The four leasehold title (LA195600, LA109761, LA93822 and GM473834) are all registered with good leasehold title rather than absolute leasehold title. To protect your position the borrower's solicitor will be putting a good leasehold title indemnity policy on risk upon completion.

2. Occupational Interests

The Property is subject to 2 commercial leases and 4 assured shorthold tenancy agreements. We have summarised below the key terms of each of these tenancies below.

Residential Assured Shorthold Tenancies

Premises	294a Grimshaw Lane
Tenants	Jarnail Singh & Ramandeep Kaur
Guarantor	Jarnail Singh
Date of tenancy agreement	6 July 2021
Headline terms	<p>Start Date: 6 July 2021</p> <p>End Date: 5 July 2024</p> <p>Rent: £450 per month</p> <p>Rent Review: The rent shall be reviewed on 6 July in each year of the term. Upon the review date the rent shall be increased on each anniversary to a minimum of 8% per annum or calculated at 12% of the Market Value (whichever is greater)</p> <p>Deposit: No deposit was taken</p>
Tenancy agreement in standard AST form. If no, provide details	Yes, although the length of the agreement and the rent review provisions are slightly unusual.

Confirmation	<p>We confirm that the tenancy agreement is in standard form; and the Borrower has advised us that the Tenant:</p> <p>(i) is not in breach of any of its obligations under the tenancy agreement to pay rent or other sums due; and</p> <p>(ii) is not in dispute with the Landlord</p>
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Premises	296a Grimshaw Lane
Tenants	Kashif Shezaid & Paramdeep Singh
Tenant	Kashif Shezaid
Date of tenancy agreement	22 February 2021
Headline terms	<p>Start Date: 22 February 2021</p> <p>End Date: 21 February 2024</p> <p>Rent: £450 per month</p> <p>Rent Review: The rent shall be reviewed on 22 February in each year of the term. Upon the review date the rent shall be increased on each anniversary to a minimum of 8% per annum or calculated at 12% of the Market Value (whichever is greater)</p> <p>Deposit: No deposit was taken</p>
Tenancy agreement in standard AST form. <i>If no, provide details</i>	Yes, although the length of the agreement and the rent review provisions are slightly unusual.
Confirmation	<p>We confirm that the tenancy agreement is in standard form; and the Borrower has advised us that the Tenant:</p> <p>(i) is not in breach of any of its obligations under the tenancy agreement to pay rent or other sums due; and</p> <p>(ii) is not in dispute with the Landlord</p>

Premises	298a Grimshaw Lane
Tenants	Rana Umer Ashfaq & Agata Dorota Ashfaq
Guarantor	Sultan Rana
Date of tenancy agreement	1 May 2019
Headline terms	<p>Start Date: 2 June 2019</p> <p>End Date: 2 June 2022</p> <p>Rent: £450 per month.</p> <p>Please note that the tenancy agreement refers to the rent as being £350 per month, but we have been advised by PSL that the Borrower has confirmed that the rent has been increased to £450 per month</p> <p>Deposit: No deposit was taken</p>
Tenancy agreement in standard AST form. <i>If no, provide details</i>	Yes, although the length of the agreement is slightly unusual.

Confirmation	<p>We confirm that the tenancy agreement is in standard form; and the Borrower has advised us that the Tenant:</p> <p>(i) is not in breach of any of its obligations under the tenancy agreement to pay rent or other sums due; and</p> <p>(ii) is not in dispute with the Landlord</p>
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Premises	300a Grimshaw Lane
Tenant	Mudassar Pervaiz
Guarnator	None
Date of tenancy agreement	11 January 2019
Headline terms	<p>Start Date: 11 January 2019</p> <p>End Date: 11 January 2022. <u>We have been advised that this tenant continues to occupy the property and the tenancy is continuing as a statutory periodic tenancy.</u></p> <p>Rent: £400 per month</p> <p>Deposit: No deposit was taken</p>
Tenancy agreement in standard AST form. <i>If no, provide details</i>	Yes, although the length of the agreement is slightly unusual.
Confirmation	<p>We confirm that the tenancy agreement is in standard form; and the Borrower has advised us that the Tenant:</p> <p>(i) is not in breach of any of its obligations under the tenancy agreement to pay rent or other sums due; and</p> <p>(ii) is not in dispute with the Landlord</p>

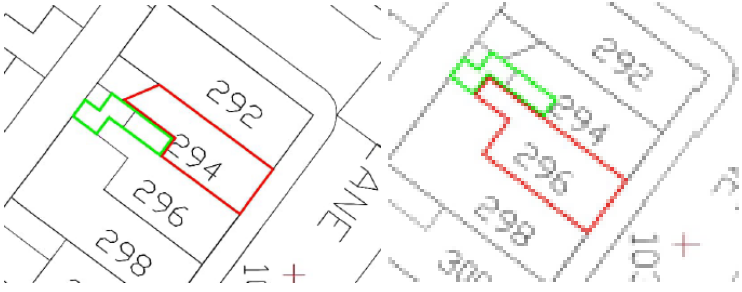
Commercial Lease – Convenience Store

Premises	298 – 300 Grimshaw Lane, Middleton M24 4XL
Date	1 April 2019
Parties	<p>Landlord – Parekh Brothers Property Partnership</p> <p>Tenant – Gannaa 9 Ltd</p>
Current tenant	Gannaa 9 Ltd (Company Number: 11030336)
Current guarantor	Not applicable
Term commencement date and expiry date	6 years from 1 April 2019 (expiring 1 April 2025)
Excluded Tenancy	No, the Lease is not being excluded so the Tenant will have the benefit of the security of tenure provisions of the Landlord and Tenant Act 1954 (“LTA 1954”)
Current rent and rent payment dates	£25,000 per annum, payable monthly in advance on the 15 th of each calendar month
Rent review dates and date of last review	Not applicable, there will be no rent review during the term of the of the Lease.

Rent review	Not applicable
Forfeiture (a) Rent unpaid for 21 days after due. (b) Breach of condition. (c) Tenant/Guarantor insolvency	(a) Yes (b) Yes (c) Yes
Use and any restrictions on use	The Tenant can use the Premises only for retail purposes.
Repair and decoration	Repair – The Tenant shall keep the Premises clean, tidy and in good repair. Decoration – The Tenant shall decorate the inside of the Premises as often as is reasonably
Insurance	The Landlord shall keep the Premises insured against the Insured Risks for the full reinstatement value of the Premises, and the Tenant is required to pay the Insurance Rent on demand. If the Premises are damaged or destroyed by an Insured Risk or Uninsured Risk (as defined in the Lease) so as to make it unfit for occupation or use then the rent (or a fair proportion) shall be suspended until the Premises are fit for occupation and use. The Landlord is required, subject to obtaining all necessary consents and permissions, to use all insurance monies received (other than for loss of rent) to repair and reinstate the Premises. If following damage or destruction the Landlord reasonably considers that it is impossible or impractical to reinstate the Premises then the Landlord may terminate the Lease by giving notice to the Tenant. If the Premises has not been reinstated so as to be fit for occupation and use within 3 years of the damage or destruction then the Tenant may give notice to the Landlord to terminate the Lease. If the Lease is terminated by notice (either by the Tenant or Landlord) all insurance proceeds shall belong to the Landlord.
Alterations (a) External/structural (b) Internal, non-structural alteration	External/Structural – The Tenant is prohibited from making external or structural alterations or additions to the Premises. Internal, non-structural – The Tenant shall not make internal, non-structural alterations to the Premises without the consent of the Landlord (such consent not be to unreasonably withheld)
Alienation	Assignment The Tenant cannot assign part of the Lease. The Tenant cannot assign the whole of the Lease without the consent of the Landlord (such consent not be to unreasonably withheld). As a condition of granting consent to an assignment of whole the Landlord can impose any or all of the following conditions: <ul style="list-style-type: none"> • A requirement for the assignor to enter in to an Authorised Guarantee Agreement (AGA); • A condition that a person of acceptable standing to the

	<p>Landlord acts as guarantor.</p> <p>The Landlord may refuse consent to an assignment of whole if any of the following circumstances apply when the Tenant makes an application for consent the annual rent or any sums due under the Lease are unpaid.</p> <p>Underletting</p> <p>The Tenant cannot underlet part of the Premises.</p> <p>The Tenant cannot underlet the whole of the Premises without the consent of the Landlord (such consent not be to unreasonably withheld).</p>
Service Charge	<p>The Tenant shall pay the Landlord on demand a fair proportion of all costs payable for the maintenance, repair, lighting, cleaning and renewal of all Service Media, structure and other items used or capable of being used by the Property.</p> <p>Please note that there is no obligation in the Lease which require the Landlord to keep the building (of which the Premises forms part) in repair.</p>
Lease registerable? (ie, granted for more than 7 years)	No, the Lease is not registerable.
Lease executed correctly?	The Lease has been signed by all parties, however, these signatures have not been witnessed and therefore the Lease has not been executed as a deed, but merely as a contract.

Commercial Lease – Restaurant

Premises	<p>The Ground Floor Restaurant at 294-296 Grimshaw Lane, Middleton, Manchester M24 2XL, as shown edged red on the Lease Plan, extract below.</p> 
Date	14 May 2021
Parties	<p>Landlord – Umeshkumar Parekh & Hamantkumar Parekh</p> <p>Tenant – Malik & Family Limited</p> <p>Guarantor – Malik Miah & Shitu Miah</p>
Current tenant	Malik & Family Limited (Company Number: 13241759)
Current guarantor	Malik Miah & Shitu Miah
Term commencement date and expiry date	15 years from 14 May 2021 (expiring 14 May 2036)
Excluded Tenancy	The Lease has been excluded from the security of tenure provisions

	of the LTA 1954.
Current rent and rent payment dates	£9,600 per annum from 14 May 2021 to 14 May 2022, the rent is payable by equal instalments on the 1 st of each month.
Rent review dates and date of last review	14 May 2022, 14 May 2024, 14 May 2027, 14 May 2030, 14 May 2033
Rent review	<p>The rent shall be reviewed on each review date to be the greater of:</p> <ul style="list-style-type: none"> • The open market rent (which shall be determined by taking in to account a standard list of assumptions and disregards); or • The Index Linked Rent (which is calculated using the below formula); or • The rent payable immediately prior to the relevant review dated <p>"the Index Linked Rent" means $A \times (B/C)$</p> <p>Where:</p> <p>A = an amount equal to the yearly rent previously payable under this Lease prior to the relevant Review Date or if payment of rent has been suspended as provided for in this Lease the rent that would have been payable had there been no suspension</p> <p>B = the figure published in the Index for the month of the relevant Review Date; and</p> <p>C = the Index Review Figure</p> <p>"Index" the Index of Retail Prices (all items) published by the Office for National Statistics or such other index as may from time to time be published in substitution of such Index</p> <p>"Index Review Figure" means (in respect of the first Review Date) the figure published in the Index for the month of May 2021 or (in respect of subsequent Review Dates) the figure published in the Index for the preceding Review Date</p>
Forfeiture	
(a) Rent unpaid for 21 days after due.	(a) No, rent unpaid 7 days after becoming payable (whether formally demanded or not)
(b) Breach of condition.	(b) Yes
(c) Tenant/Guarantor insolvency	(c) Yes
Use and any restrictions on use	The Tenant shall not use the Premises for any use of than as a hot food takeaway or restaurant for the provisions of food and drink within Use Classes A3 & A5. The Tenant may with the Landlords consent use the Premises for other uses within the said Use Classes.
Repair and decoration	<p>The Tenant shall keep the Premises in good and substantial repair and condition throughout the term.</p> <p>The Tenant shall decorate the shop front every 3 years and the interior every 5 years of the term. The Tenant shall also decorate both the shopfront and exterior in the last 3 months of the term, with this decoration to be carried out in such colours, patterns and materials as have been approved by the Landlord.</p>
Insurance	The Landlord shall keep the Premises insured against the Insured Risks for the full reinstatement value of the Premises, and the Tenant is required to pay the Insurance Rent on demand.

	<p>If the Premises are damaged or destroyed by an Insured Risk or Uninsured Risk (as defined in the Lease) so as to make it unfit for occupation or use then the rent (or a fair proportion) shall be suspended until the Premises are fit for occupation and use or until the expiry of 3 years (the loss of rent period) from the date of the damage or destruction.</p> <p>The Landlord is required, subject to obtaining all necessary consents and permissions, to use all insurance monies received (other than for loss of rent) to repair and reinstate the Premises.</p> <p>The Landlord shall not be liable to rebuild or reinstate if they are prevented from doing so by circumstances beyond their control.</p> <p>If the Premises has not been reinstated so as to be fit for occupation and use within 2 years and 6 months of the damage or destruction then either party may serve notice on the other to bring the Lease to an end 6 months after the date of the said notice.</p> <p>If the Lease is terminated by notice (either by the Tenant or Landlord) all insurance proceeds shall belong to the Landlord.</p>
<p>Alterations</p> <p>(a) External/structural</p> <p>(b) Internal, non-structural alteration</p>	<p>The Tenant shall not alter or add to the Premises nor change the external appearance or internal plan of the Premises. However, the Tenant may:</p> <ul style="list-style-type: none"> • Carry out internal non-structural alterations' and • Erect internal non-structural partitioning <p>With the prior consent on the Landlord.</p>
<p>Alienation</p>	<p>Assignment</p> <p>The Tenant shall not assign the whole of the Lease without the prior consent (by deed) of the Landlord. The said deed shall contain a covenant by the assignee to the Landlord to observe and perform all covenants, obligations and conditions on the part of the tenant for the remainder of the term, and if required by the Landlord the assignee shall provide a guarantor who is reasonably acceptable to the Landlord.</p> <p>In giving consent to an assignment of whole the Landlord may require that the outgoing tenant provides an AGA, and require the guarantor to guarantee the outgoing tenants obligations in the said AGA.</p> <p>Underletting</p> <p>The Tenant shall not underlet the whole of the Premises without the prior consent (by deed) of the Landlord.</p> <p>Any underlease shall:</p> <ul style="list-style-type: none"> • Reserve a rent which is not less than the open market rent for the Premises at the time of the underletting and further it must allow for rent reviews on the same terms as those contained in the Lease. • Not be granted in consideration of a fine or premium • Contain alienation covenants which mirror those in the Lease • Not allow the Tenant to at any time reduce the rent payable under the underlease or waive or forego the same.

	<p>Charging</p> <p>The Tenant may charge the whole of the Lease with the prior consent of the Landlord</p> <p>Other Dealings</p> <p>Other than charging, assigning or underletting the whole, as set out above, all other dealings are prohibited.</p>
<p>Service Charge</p>	<p>The Tenant is required to pay the Interim Service Charge (being a fair proportion of the amount which the Landlord estimates they will spend on providing the Landlord's Services in a given year) by equal instalments at the same time as the rent.</p> <p>As soon as practicable after the end of each service charge year the Landlord shall prepare an account which shall detail the actual service charge expenditure, and serve this on the Tenant.</p> <p>If the certificate shows that the actual service charge expenditure was more than the interim payments then the Tenant shall pay the shortfall within 28 days of service of the certificate. Alternatively, if the actual service charge expenditure was less than the interim payments then the surplus shall be credited against the account for the next service charge year.</p> <p>The Landlord's Services are set out in Sch. 4 Parts I and II, and include but are not limited to the following:</p> <ul style="list-style-type: none"> • Keeping the main structure of the building in good and substantial repair • Decorating the exterior of the building as often as the Landlord shall consider necessary • To repair, maintain, decorate and clean the external common areas of the building • The costs of maintaining and renewing any communal heating and hot waters apparatus • The costs of complying with any noticed of any local or other authority in respect of the communal or structural parts of the building.
<p>Lease registerable? (ie, granted for more than 7 years)</p>	<p>Yes, the Lease is registerable but the Tenant has not made any application to register the Lease.</p> <p><i>In the event that you took possession of the Property you would take it subject to the terms of the Lease</i></p>
<p>Lease executed correctly?</p>	<p>Yes</p>
<p>Unusual Provisions</p>	<p>The rent review mechanism is slightly unusual as it allows the rent to be reviewed to the greater of; the open market rent at the relevant review date; or the rent after an RPI review; or the passing rent payable immediately before the rent review.</p>

3. Searches

Date	Search	Material Matters Revealed
	Local	No Search Indemnity will be implemented on

		completion by the Solicitor acting for the Borrower.
	Water and Drainage	No Search Indemnity will be implemented on completion by the Solicitor acting for the Borrower.
	Chancel Repair	No Search Indemnity will be implemented on completion by the Solicitor acting for the Borrower.
14 October 2021	Environmental	<p>It is now standard procedure to undertake environmental desktop searches in transactions of this nature. However please note the limited nature of the search. The search is undertaken by independent search consultants at a limited cost and is compiled by the search consultants on the basis of inspection of documentary records only accessed by means of a "desk top" search. It does not, of course, arise from a physical inspection of the site. Clearly it will not reveal information which is not recorded in public documentation. The search should therefore be regarded as a general guide only. If you have concerns as to possible contamination of the site then you should discuss further with us the need for a more detailed survey (possibly including a site survey). You will understand that we are not qualified to advise on whether or not the search results are acceptable (or the level of risk involved) but we would be happy to discuss any particular queries with you and to consider with you whether further expert advice should be obtained on any matters arising from the search result itself and/or with regard to the site or your proposals generally.</p> <p>Subject to the comments above we would point out that the report has been certified as "Passed" meaning that in the professional opinion of Landmark the level of risk associated with the information disclosed in the report:</p> <p>(a) is unlikely to have an adverse effect on the value of the Property, and</p> <p>(b) is not such that the Property would be designated "Contaminated Land" within the meaning of Part IIA of the Environmental Protection Act 1990.</p> <p>Notwithstanding this the report confirms that the Property:</p> <ul style="list-style-type: none"> • is within close proximity of active railway tracks; and • is within 2km of proposed or existing solar installations.
27 January 2022	Mining Search	The Property is located in an area where reserves of coal exist and which could be worked in at some point in the future. However, the search also states that the Coal Authority have not received an application for, and are not currently considering

		whether to grant a licence to remove or work coal. Further, the professional opinion on this search states "it is unlikely that these features will impact on the stability of the enquiry boundary (being the Property)"
Expires: 7 March 2022	Bankruptcy	Clear – against Hamantkumar Parekh
Expires: 28 March 2022	Land Registry Priority	GM372564, GM473834, LA93822, LA109761 and LA195600 In favour of Proplend Security Limited Clear
	SRA check	Ardale Brown – SRA Number: 55320
	Source of Funds	The Borrower's solicitors have confirmed in correspondence.
	Official Copies	Dated: 11 December 2021 & 14 December 2021

OTHER

4. Buildings Insurance

Insured	Hamantkumar Parekh
Insurer	NIG, whose policies are underwritten by U K Insurance Limited
Property	294-300 Grimshaw Lane, Middleton, Manchester, Lancashire M24 2XL
Sum Insured	£977,500
Reinstatement Figure – Valuation	£850,000
Policy No	006727808
Expiry	16 December 2022
Use	Commercial
Terrorism	Yes
36 Months Rent	Yes, the cover for rent is £347,000
PSL Interest Noted	Yes
Copy Policy sent to PSL	Yes, and approved by PSL

5. Fire Risk Assessment / Asbestos Report / Access Audit / Energy Performance Certificate

Date	Report	Contents
	EPC	There are a number of EPCs for this property: <ul style="list-style-type: none"> • 294-230 Grimshaw Lane – C(123) • 294a Grimshaw Lane – C(123) • 296a Grimshaw Lane – C(123) • 289a Grimshaw Lane – C(123)

		<ul style="list-style-type: none"> 300a Grimshaw Lane – C(123)
21 January 2022	Fire Risk Assessment	<p>We have received two FRAs for the following properties:</p> <ul style="list-style-type: none"> 294a-296a Grimshaw Lane; and 298a-300a Grimshaw Lane <p>Both of these FRAs have been prepared by Hamant Parekh and state that the overall risk assessment RAG rating is manageable.</p> <p>The two FRAs both state that monthly and annual testing of the emergency lighting in the properties was not in place, but a plan is now in place to deal with this.</p>
28 April 2020	Asbestos Management Survey	The Asbestos Management Survey indicates that no asbestos or asbestos containing materials were located within the Property.


6. Valuation – Material Matters

Date	27 May 2021
Market Value	£520,000
Reinstatement	£850,000
Property	294-300 Grimshaw Lane, Middleton, Manchester M24 2XL
Use	Mixed use – 2 commercial/retail units with 4 flats above.
Tenure	<p>Leasehold</p> <p><i>Please note the Property is comprised of 1 freehold title (absolute) and 4 leasehold titles (good leasehold)</i></p>

7. Identification Documents

Name	List A ID	Date/Expiry	List B	Date/Expiry
Hamantkumar Parekh	Passport	09.11.2026	Bank Statement	13 December 2021

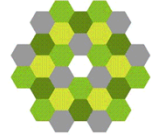
Policies to be put into place on completion
Mining/Mineral Rights Insurance (£520,000)
No Search Insurance (£520,000)
Good Leasehold Title Insurance (£520,000)
Insolvency Act Insurance (£520,000)

Signed by:	
Signature Name:	Nick Vaughan
Position:	LLP Partner
Authorised to sign for and on behalf of:	Paris Smith LLP
Date:	18 February 2022

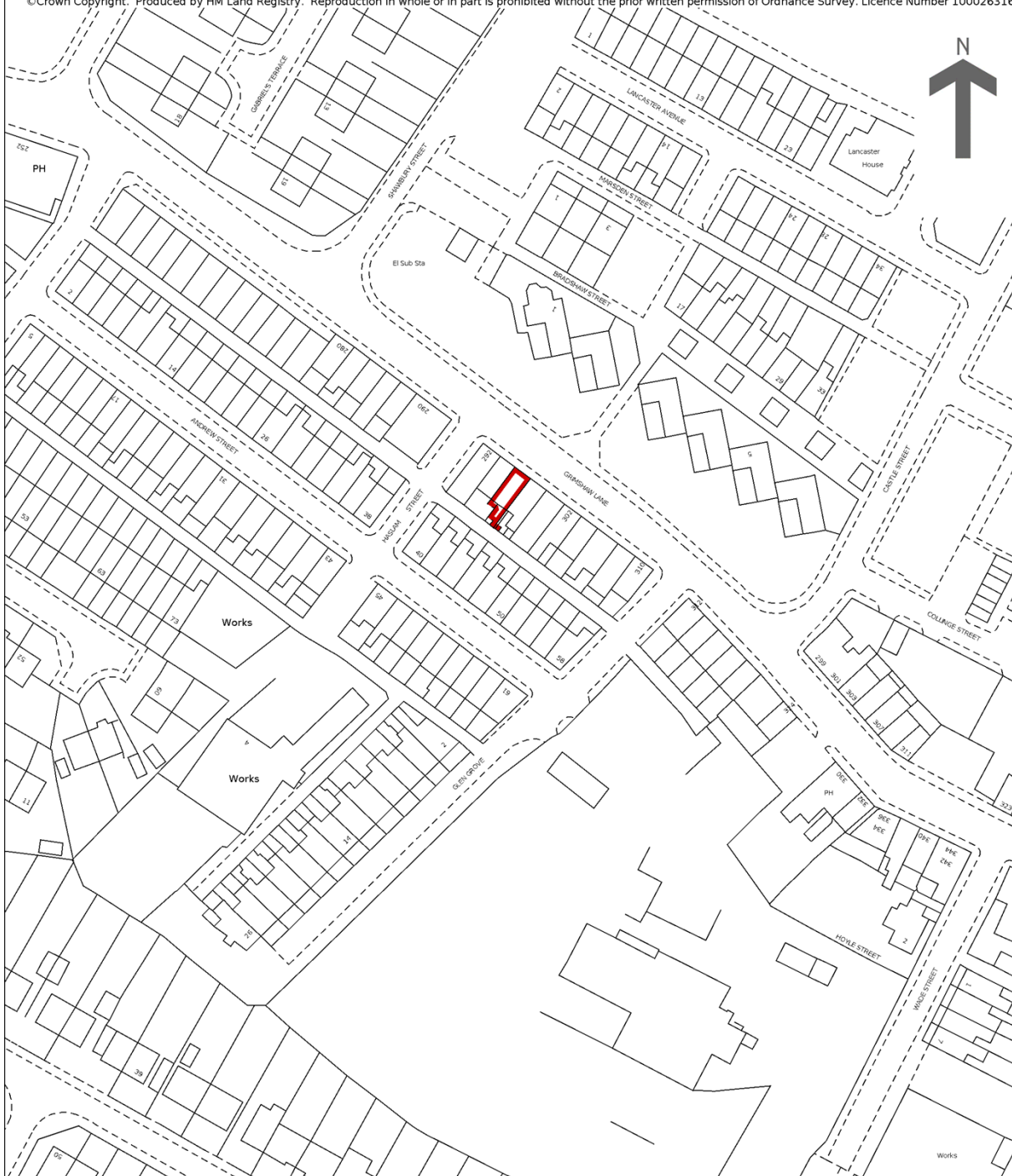
Title Plan –GM473834

HM Land Registry
Official copy of
title plan

Title number **GM473834**
Ordnance Survey map reference **SD8805SW**
Scale **1:1250**
Administrative area **Greater Manchester :**
Rochdale



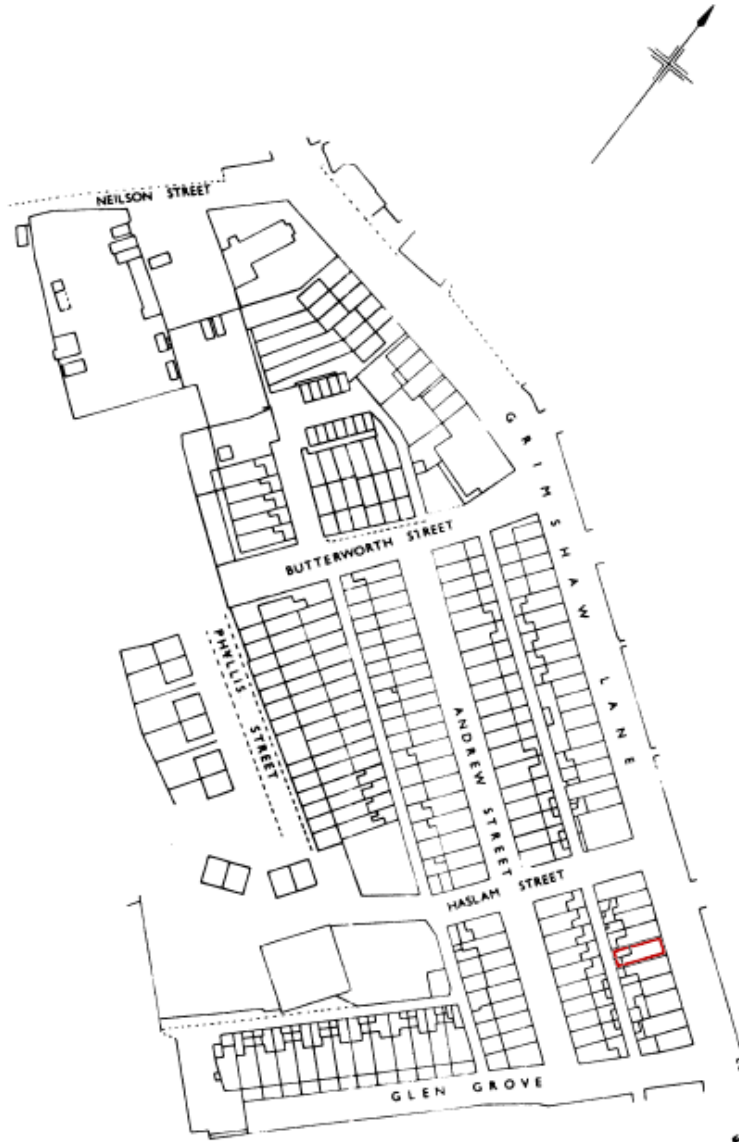
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NATIONAL GRID PLAN SD 8805 SECTION P
GREATER MANCHESTER
ROCHDALE DISTRICT
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LANCASHIRE

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COUNTY OF GREATER MANCHESTER
ROCHDALE DISTRICT

MIDDLETON PARISH



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