



Title register for:

142 and 144 High Street, Guildford (GU1 3HJ) (Freehold)

Title number: SY501077

Accessed on 02 February 2024 at 15:47:30

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Register summary

Title number	SY501077
Registered owners	Tegg 1 Limited 30 City Road, London EC1Y 2AB
Last sold for	£1,800,000 exclusive of VAT on 30 May 2018

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
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1	1981-08-06	SURREY : GUILDFORD
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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 142 and 144 High Street, Guildford (GU1 3HJ).

NOTE: As to the part numbered 1 on the title plan only the upper floors are included in the title.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2018-06-04	PROPRIETOR: TEGG 1 LIMITED (Co. Regn. No. 11314623) of 30 City Road, London EC1Y 2AB.
2	2018-06-04	The price stated to have been paid on 30 May 2018 was £1,800,000 exclusive of VAT.
3	2018-06-04	RESTRICTION: No disposition of the registered estate (other than a charge or a lease for a term expiring no more than 35 years after the term commencement date) by the proprietor of the registered estate is to be completed by registration without a certificate signed by Hillbond Limited (Co. Regn. No. 02795752) of 8 Charthouse Buildings, 2nd Floor, Goswell Road, London, EC1M 7AN, or their conveyancer, that the provisions of clauses 17.1, 17.2 and 17.3 of an Agreement dated 27 April 2018 made between (1) Hillbond Limited and (2) TEGG 1 Limited have been complied with or that they do not apply to the disposition.
4	2018-06-04	The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Charges Register and the Schedule of Notices of

Leases and of indemnity in respect thereof.

5	2018-08-03	RESTRICTION: No disposition of the registered estate 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 written consent signed by the proprietor for the time being of the Charge dated 25 July 2018 in favour of Metro Bank PLC referred to in the Charges Register.
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C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
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1	2005-01-04	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.
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2	2018-08-03	REGISTERED CHARGE dated 25 July 2018.
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3	2018-08-03	Proprietor: METRO BANK PLC (Co. Regn. No. 6419578) of One Southampton Row, London WC1B 5HA.
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4	2021-12-08	By a Deed dated 17 July 2020 made between (1) TEGG 1 Limited and (2) Molton Brown Limited the terms of the lease dated 12 September 2019 of 142-144 High Street (ground floor shop) referred to in the schedule of leases hereto were varied.
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NOTE: Copy Deed filed under SY882212.

5
Registration Date : 17.06.2019
Plan Reference : 1 and 2 in blue
Property Description : 142-144 High Street
(Ground, First and Second
Floor)
Date of Lease : 31.05.2019
Term : 10 years from and including 1
February 2019 to
and including 31 January 2029
Lessee's Title : SY863016

6
Registration Date : 08.12.2021
Plan Reference : 2 in blue (part of) (NSE)

Property Description : 142-144 High Street
(ground floor shop)
Date of Lease : 12.09.2019
Term : from and including 1 September
2019 and expiring
on 31 august 2029
Lessee's Title : SY882212
NOTE: See entry in the Charges Register relating to
a Deed of Variation dated 17 July 2020.