



Title Information: GLA59895

Search summary

Date/Time of search	06-04-2020 14:46:46
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Payment reference number	NKNG-VK5D-F3ZQ-K9QN
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Section A**GLA59895**

Property

Date of first registration	15-04-1987
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Date title sheet updated to	09-01-2019
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Date land certificate updated to	10-12-2007
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Hectarage Code	0
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Real Right	OWNERSHIP
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Map Reference	NS6068SE
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Title Number	GLA59895
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Cadastral Unit	GLA59895
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Sasine Search

Property address	UNIT 1, 149 BALGRAYHILL ROAD, GLASGOW G21 3AF UNIT 2, 149 BALGRAYHILL ROAD, GLASGOW G21 3AF UNIT 3, 149 BALGRAYHILL ROAD, GLASGOW G21 3AF
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Description

Subjects UNIT 1, 149 BALGRAYHILL ROAD, GLASGOW G21 3AF, UNIT 2, 149 BALGRAYHILL ROAD, GLASGOW G21 3AF and UNIT 3, 149 BALGRAYHILL ROAD, GLASGOW G21 3AF within the land edged red on the Title Plan being the shop units edged blue on the said plan; Together with (One) a pro indiviso right of property in common with the proprietors for the time being of the Public House premises situated above the said shop units 1, 2 and 3 and above the area tinted pink on the said plan in and to (a) the solum of the ground on which the said subjects are erected and (b) the roof above the said Public House (but for the avoidance of doubt excluding the roof above the subjects tinted brown on the said plan) and the rhones, ducts and downpipes serving the said roof (c) the roads, pavements so far as ex adverso the said subjects (d) the foundations and gables of the said subjects (e) the sewers, drains and soil and main water supply pipes and all other pipes, the gas and electric mains, cables and other transmitters serving the building of which the subjects form part; (Two) a servitude right of access in favour of the proprietors of the subjects in this Title over the service area tinted blue on the said plan for the purpose of delivery of goods to and removal of goods from the said subjects by means of service vehicles but that subject to the conditions contained in the Disposition in Entry 2 of the Burdens Section; and (Three) a servitude right of pedestrian access in favour of the proprietors of the subjects in this Title and their customers whomsoever over the walkway and stairs leading thereto tinted yellow on the said plan but that subject to the conditions contained in said Disposition.

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Section B**GLA59895**

Proprietorship

RMF (GLW) LIMITED a Company incorporated in Scotland under the Companies Acts, (Company Number SC600830), and having its Registered Office at 104 Abercorn Street, Paisley.

Entry number	1
Date of registration	09-01-2019
Date of Entry	21-12-2018
Consideration	£20,000 in respect of the subjects in this Title and other subjects

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Section C

GLA59895

Securities

There are no entries.

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Section D

GLA59895

Burdens

Number of Burdens: 3

Burden 1

Disposition by Alexander Frutin to John Lynch and his heirs and assignees, recorded G.R.S. (Glasgow) 11 Jul. 1959, of 0.415 acre, of which the subjects in this Title form part, contains the following declaration:

The said disponee and his foresaids shall be bound at his and their expense so far as not already done to fence and enclose the said subjects within one year from 6 Jun. 1959 with walls or fences of a type and of materials to be approved of by me and which walls or fences shall be erected wholly on the subjects hereinbefore disposed and shall be maintained and if necessary renewed by me and my foresaids in all time coming.

Burden 2

Disposition by Scottish and Newcastle Breweries P L C to Daljit Singh Sandher and Asaig Singh Binnag, registered 15 Apr. 1987, of subjects of which the subjects in this Title form part contains the following burdens:

(I) the proprietors of the subjects hereby disposed and their successors shall bear a share of the cost of the maintenance of the roof above the Public House premises situated above the shop Units 1, 2 and 3 in the proportion that the floor area of the said Units One, Two and Three bears to the cumulo of the floor areas of Units One, Two and Three, the area tinted pink on the Title Plan and the said Public House premises; The rhones, ducts and downpipes serving the said roof shall be deemed to be included as part of the roof for the purposes of calculating liability for maintenance and repair; (II) the proprietors of the said subjects and their successors will bear a share of the cost of the maintenance of the service area tinted blue on the said plan in the proportion which the rateable value of the said subjects bears to the cumulo rateable values of the said subjects and the aforementioned licensed premises; Access over the said service area shall be for service purposes only and it shall be at all times left free and open and no vehicle shall be parked on it or any other goods deposited on it which would prevent free vehicular access to either the shop units or to the aforementioned licensed premises or the car park pertaining thereto; (III) the proprietors of the said subjects and their successors shall bear a share of the cost of the maintenance of the walkway and stairs leading thereto tinted yellow on the said plan in the proportion which the rateable value of the said subjects bears to the cumulo rateable value of the said subjects and the said licensed premises; And (IV) the proprietors of the said subjects and their successors shall be responsible for a one quarter share of the cost of the maintenance and repair of the platte which is used as a pedestrian access from Balgrayhill Road to the said Public House and which also forms the roof of the said Unit Four, both so far as the said platte is immediately over the said Unit Four and also in respect of the area of the said platte extending between the westmost boundary of the said Unit Four and said Balgrayhill Road; Any

drains, gutters or ducts serving this platte shall be deemed to be included as part thereof for the purposes of calculating liability for the cost of maintenance and repair.

Burden 3

Disposition by Daljit Singh Sandher and Asaib Singh Binnag to Naseem Afzal and her executors and assingees, registered 24 Oct. 1989 of the subjects in this Title, contains the following:

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Declaring that the proprietors of the subjects hereby disponded and their successors shall bear no responsibility for the cost of maintenance and repairs of the platte which is used as a pedestrian access from Balgrayhill Road to the Public House premises situated above the said subjects and which also forms the roof of shop unit Number 4 of the building 149 Balgrayhill Road.

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