



Title Information: REN114451

Search summary

Date/Time of search	11-07-2024 15:47:05
Transaction number	SCO-18666698
User reference	LD/LONYAK

Section A

REN114451

Property

Date of first registration 16-04-1991

Date title sheet updated to 29-04-2024

Hectarage Code 0

Real Right OWNERSHIP

Map Reference NS4763NE NS4764SE

Title Number REN114451

Cadastral Unit REN114451

Sasine Search

Property address 12 WELL STREET, PAISLEY PA1 2SW

Description

Subjects 12 WELL STREET, PAISLEY PA1 2SW within the land edged red on the Title Plan being the right hand shop on the ground floor of the tenement 10, 10A and 12 Well Street: Together with (FIRST) the coal cellars (if any) pertaining to the subjects in this Title, (SECOND) a right in common with the proprietors of the remaining parts of the tenements forming 10-10A and 12 Well Street of which the subjects in this Title form part in and to (a) the solum on which the said tenements are erected, (b) the foundations, roof, chimney heads and chimney stalks (excluding chimney cans which shall be the sole property of the party using the same) vents, gables and walls and fences and railings mutual or common to the remaining parts of the said tenements, and the common close, front outer door, passages, stairs, staircases and walls enclosing the same and landings and all mutual or common drains, soil and water supply pipes, rhones and conductors, gas mains and pipes, electric mains, gables, wires and other services and of access thereto and to the subjects in this Title for all necessary purposes and on all proper occasion on condition only of restoring any damage caused thereby, (c) the whole back ground and drying green and washhouse pertaining to the said tenements and the stairs leading thereto; (d) the ashbin shelter in the back court and (e) the whole other rights, common and mutual to the proprietors of the said tenements; and (THIRD) free ish and entry to the subjects in this Title and to the said background and drying green and outhouses by the said common close and to the roof and chimney heads by the stairs and hatchway from the staircase for the purpose of cleaning vents and all other necessary purposes and to the drains, soil and other pipes of the said tenements and to all other parts of the said tenements for the purpose of executing common repairs.

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Section B

REN114451

Proprietorship

BROOKFIELD ASSETS LIMITED a Company incorporated under the Companies Acts, (Company Number 12870290), and having its Registered Office at 27 Old Gloucester Street, London, WC1N 3AX.

Entry number	1
Date of registration	29-04-2024
Date of Entry	22-04-2024
Consideration	£65,000

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Section C

REN114451

Securities

There are no entries.

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Section D

REN114451

Burdens

Number of Burdens: 1

Burden 1

Disposition by Co-operative Wholesale Society Limited to Rockcliffe Developments Limited and their successors and assignees, ("the Disponee"), registered 16 Apr. 1991, of the shop premises forming 10 WELL STREET, PAISLEY and two shop premises forming 12 WELL STREET, PAISLEY within the land edged red on the Title Plan, contains the following burdens:

(One) our said disponees and their foresaids shall be bound to maintain the subjects hereby disposed in a satisfactory condition and state of repair, (Two) payment by our said disponees and their foresaids of a one eleventh share for each of the shops hereby disposed of expense of upholding the common parts of the tenement buildings of which the subjects in this Title form part including the foundations, roof, chimney heads and chimney stalks (but not chimney cans which shall be the exclusive responsibility of the proprietors of the houses served by said chimney cans) vents, gables and walls and fences and railings, stairs, passages, common close, stair cases and walls enclosing the same and landings, front outer door, background, drying green, washhouse, the walls of the background, the common drains, soil and water pipes, gas pipes and mains and electric cables, rhones and conductors and all other parts, common or mutual to the proprietors of the said tenements (Three) the proprietors of a majority of the houses and shops in each of the said tenements, counting one vote for each house or shop, may (a) decide from time to time what repairs and renewals of common property are necessary, order the same to be executed and employ competent tradesmen to execute the same and recover from each proprietor whether consenting or not the proportion of the cost thereof payable by each proprietor, (b) make any regulations which may be considered necessary with regard to the preservation, cleaning, use or enjoyment of such portions of each of the said tenements and pertinents thereof as are of common use and benefit (including without prejudice to the foregoing generality, the common passages and stairs) which regulations so made shall be binding on all proprietors of the said tenements whether consentors thereto or not and (c) appoint any one or more of their number or any other person (hereinfter referred to as "the Factor") to take charge of all such matters and things as may competently be dealt with by such majority of proprietors and delegate to the said Factor the whole rights and powers of any of them exercisable by the said majority including the collection from each proprietor of his due proportion aforesaid of the cost of such repairs and operations and the premiums in respect of common fire and property owners liability Insurance Policies over said tenements as hereinafter provided; And the said majority shall have power to fix the remuneration to be paid to the said Factor for his services and also terminate the appointment of the said Factor and appoint another Factor in his place; (Five) If our said disponees or their foresaids should at any time alter the structure or use of the said shops they shall relieve the proprietors of the remainder of the said tenements of any extra insurance premium for fire or

third party insurance imposed upon the said tenements due to such alteration or change, (Six) our said disponees and their foresaids shall be bound to concur with the other proprietors in the tenements in keeping the said tenements and others insured against loss by fire and third party liability with a reputable Insurance Company by a common policy or policies for such sums as may be agreed from time to time by a majority of the proprietors of the said tenements for their respective rights and interest or in the name of the Factor on their behalf and in the event of damage to or destruction of the subjects by fire or otherwise the whole sums recoverable under the said Insurance shall be applied in the reinstatement of the subjects damaged or destroyed to the same condition at least as they were prior to the said damage or destruction: Declaring the proportion of the premium on each of the said common policy or policies payable by our said disponees and their foresaids shall be one-eleventh in respect of each shop, and (Seven) It shall not be lawful in all time coming for any of the subjects to be used for the sale of groceries, butcherty products and other associated uses and for the sale of alcoholic liquor for the consumption off the premises.

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LAND REGISTER
OF SCOTLAND

Officer's ID / Date

3919
22/3/2004

TITLE NUMBER

REN114451



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

70m

NS4763NW NS4763NE NS4764SW NS4764SE

Survey Scale

1/1250

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