

REPLIES TO CPSE.3 (Version 2.0)

**SUPPLEMENTAL PRE-CONTRACT ENQUIRIES FOR COMMERCIAL
PROPERTY ON THE GRANT OF A NEW LEASE**

PARTICULARS

Seller : RST Glass and Glazing Limited

Buyer : Gold Service Contract Cleaning Limited

Development : Not Applicable

Transaction : Sale

Seller's Solicitors : Roger Dean & Co

134A Main Road, Biggin Hill, Kent TN16 3BA

(Ref: BNS)

Buyer's Solicitors : Gillian Fazan & Co.

Date : 3rd February 2010.

1. SERVICE CHARGES

- 1.1 See Lease
- 1.2 Apart from the insurance contribution there is no service charge budget. Service Charge expenditure is charged as and when incurred.
- 1.3 See Lease.
- 1.4 See Lease.
- 1.5 There are none.
- 1.6 No.
- 1.7 There are six units, one of which (George's Fitness Centre) is a double unit. Each single unit pays one seventh of total expenditure. The double unit pays two sevenths.

There is no reserve or sinking fund at present.

- 1.8 No costs have been incurred apart from insurance premiums.
- 1.9 Not to the Seller's knowledge.
- 1.10 None.
- 1.11 No.

2. MANAGEMENT

- 2.1 There are no Managing Agents.
- 2.2 None.
- 2.3 None
- 2.4 See Lease.
- 2.5 Yes

3. INSURANCE

- 3.1 See details supplied
- 3.2 No
- 3.3 No.

4. DISPUTES, COMPLAINTS AND ENFORCEMENT

- 4.1 The Seller is not aware of any.
- 4.2 Not to the Seller's knowledge.

REPLIES TO CPSE 1 (Version 2.9)

**GENERAL PRE-CONTRACT ENQUIRIES FOR ALL PROPERTY
TRANSACTIONS**

PARTICULARS :

Seller : RST Glass and Glazing Limited

Buyer : Gold Service Contract Cleaning Limited

Development : Not Applicable

Transaction : Sale

Seller's Solicitors : ROGER DEAN & CO
134A Main Road, Biggin Hill, Kent TN16 3BA

Buyer's Solicitors : Gillian Fazan & Co.

Date : 3rd February 2010

1. BOUNDARIES AND EXTENT

- 1.1 (a) No.
(b) No.
- 1.2 See copy documents supplied.
- 1.3 (a) No.
(b) No.
(c) No.
- 1.4 None, save as referred to in the Lease.
- 1.5 None to the Seller's knowledge.
- 1.6 No.
- 1.7 Not applicable.

2. PARTY WALLS

- (a) The Seller is not aware of any breach.
- (b) None.
- (c) Not applicable.

3. RIGHTS BENEFITTING THE PROPERTY

- 3.1 No.
- 3.2 (a) See Lease.
(b) Not applicable.
(c) As stated in Lease.
(d) See Lease.
(e) See Lease.
(f) See Lease.
(g) None to the Seller's knowledge.
(h) Confirmed.
- 3.3 (a) No.
(b) No.

4. ADVERSE RIGHTS AFFECTING THE PROPERTY

- 4.1 The Seller is not aware of any.

4.2 (a) – (f) See copy documents supplied

4.3 No.

4.4 No.

4.5 See documents supplied.

4.6 (a) No.

(b) No.

(c) Not applicable.

4.7 No.

5. TITLE POLICIES

5.1 Not to the Seller's knowledge.

5.2 Not applicable.

5.3 Not applicable.

6. ACCESS TO NEIGHBOURING LAND

6.1 No.

6.2 No.

7. ACCESS TO AND FROM THE PROPERTY

7.1 No, See copy documents supplied.

7.2 No.

8. PHYSICAL CONDITION

8.1 (a) – (f) Not to the Seller's knowledge, but the Buyer must rely on inspection and survey.

8.2 Not to the Seller's knowledge.

8.3 None available.

8.4 None available.

8.5 The Seller has no information. The Buyer must rely on survey.

8.6 Not to the Seller's knowledge.

8.7 None to the Seller's knowledge.

8.8 Not applicable.

- 8.9 (a) No tests have been carried out.
(b) The Seller is not aware of any.
(c) None available.
(d) None to the Seller's knowledge.

8.10 Not applicable.

9. CONTENTS

9.1 The internal door to the office will be removed.

9.2 None.

9.3 Not applicable.

9.4 Meters belonging to utility suppliers.

10. UTILITIES AND SERVICES

10.1 Water, sewerage, electricity, telephone

- 10.2 (a) Yes.
(b) Meters serve this property only.
(c) Thames Water, EON, B.T.
(d) The Seller does not have any information relating to the routes of the services.

10.3 None.

10.4 None.

11. FIRE SAFETY AND MEANS OF ESCAPE

11.1 None.

11.2 None.

11.3 None.

11.4 Front and rear exits.

11.5 See Lease.

12. PLANNING AND BUILDING REGULATION

12.1 None with the deeds

- 12.2 Not applicable.
- 12.3 Not applicable.
- 12.4 The property was built as retail premises and has been used as such since it was built.
- 12.5 Long use.
- 12.6 Retail.
- 12.7 None to the Seller's knowledge.
- 12.8 Not applicable.
- 12.9 Not applicable.
- 12.10 Not applicable.
- 12.11 None.
- 12.12 Not applicable.
- 12.13 None.

13. STATUTORY AGREEMENTS AND INFRASTRUCTURE

- 13.1 None to the Seller's knowledge.
- 13.2 No.
- 13.3 Not to the Seller's knowledge.
- 13.4 Not to the Seller's knowledge.
- 13.5 Confirmed as far as the Seller is aware.
- 13.6 None to the Seller's knowledge.
- 13.7 None to the Seller's knowledge.

14. STATUTORY AND OTHER REQUIREMENTS

- 14.1 No.
- 14.2 None to the Seller's knowledge.
- 14.3 None to the Seller's knowledge.
- 14.4 No.

14.5 No.

14.6 Copy supplied.

14.7 Not applicable.

14.8 None.

15. ENVIRONMENTAL

15.1 None to the Seller's knowledge.

15.2 The Seller is not aware of any

15.3 None to the Seller's knowledge.

15.4 (a) Retail.

(b) None to the Seller's knowledge.

15.5 None to the Seller's knowledge.

15.6 Sewer.

15.7 The Seller is not aware of any.

15.8 The Seller is not aware of any.

16. OCCUPIERS AND EMPLOYERS

16.1 None, other than the Seller.

16.2 Not applicable.

16.3 The property is occupied by the Seller.

16.4 No.

16.5 Not applicable.

17. INSURANCE

17.1 No.

17.2 None to the Seller's knowledge.

17.3 Not to the Seller's knowledge.

17.4 See details supplied.

17.5 Confirmed.

17.6 The Seller is not aware of any.

18. RATES AND OUTGOINGS

18.1 £5,600

18.2 Confirmed.

18.3 (a) None, other than an application for small business rates.
(b) None.

18.4 (a) None.
(b) None.

18.5 (a) £1,508.17.
(b) £63.77 for period 19th August to 17th November 2009.

18.6 No.

18.7 Not to the Seller's knowledge.

18.8 Payments under the Lease.

18.9 Not to the Seller's knowledge.

18.10 Not applicable.

18.11 No.

19. CAPITAL ALLOWANCES

19.1 Trader.

19.2 No.

19.3 Not applicable.

19.4 No.

19.5 No.

19.6 No.

19.7 Not applicable.

19.8 Not applicable.

19.9 None.

19.10 Not applicable.

19.11 No.

19.12 No.

19.13 No.

19.14 No.

19.15 No.

19.16 Not applicable.

20. VALUE ADDED TAX (VAT) REGISTRATION INFORMATION

20.1 Yes.

20.2 Not applicable – the exemption has not been waived.

20.3 Not applicable.

21. TRANSFER OF A BUSINESS AS A GOING CONCERN (TOGC)

21.1 No.

21.2 Not applicable.

21.3 Not applicable.

21.4 Not applicable.

21.5 Not applicable.

22. OTHER VAT TREATMENT

Exempt.

23. STANDARD RATE ENQUIRIES

Not applicable.

24. EXEMPT SUPPLIES

24.1 The exemption has not been waived.

24.2 No.

25. ZERO RATED SUPPLIES

Not applicable.

26. TRANSACTION OUTSIDE THE SCOPE OF VAT (OTHER THAN TOGCs)

Not applicable.

27. NOTICES

27.1 The Seller is not aware of any.

27.2 No.

28. DISPUTES

- (a) None to the Seller's knowledge.
- (b) None to the Seller's knowledge.

29. STAMP DUTY LAND TAX (SDLT) ON ASSIGNMENT OF A LEASE

29.1 (a) 15th October 2008.
(b) Yes.
(c) Enclosed.
(d) Not applicable.

29.2 (a) No.
(b) No.

29.3 (a) £100.
(b) 15th October 2008.

29.4 (a) No.
(b) Not applicable.
(c) No.

29.5 No.

30. DEFERRED PAYMENTS OF SDLT

Not applicable.

31. COMMONHOLD

31.1 No.

31.2 No.



215007:00000123:001

ROGER DEAN & CO
134A ROGER DEAN & CO
MAIN ROAD
BIGGIN HILL
WESTERHAM
TN163BA

Reference 308008339MA

Agent's reference BNS/RST

Certificate number

0017168673

Date of issue

21 01 2009

Description of transaction

Lease

Effective date of transaction

15 10 2008

Title number/folio number (NI)

County (NI only)

NPLG UPRN

Property or land address

8 ROSEHILL ROAD
BIGGIN HILL
WESTERHAM
KENT
TN163NF

Purchaser/Lessee

RST GLASS & GLAZING LIMITED

Vendor/Lessor

FIRDALE PROPER TIES LIMITED

This certificate is issued under section 79 of Finance Act 2003 and evidences that a Land Transaction Return has been delivered in respect of the above notified transaction.



For official use only

Your transaction return

How to fill in this return

The guidance notes that come with this return will help you answer the questions.

- Write inside the boxes. Use black ink and CAPITAL letters.
- If you make a mistake, please cross it out and write the correct information underneath.
- Leave blank any boxes that don't apply to you – please don't strike through anything irrelevant.
- Show amounts in whole pounds only, rounded down to the nearest pound. Ignore the pence.

- Fill out the payslip on page 7.
- Do not fold the return. Send it back to us unfolded in the envelope provided.
- Photocopies are not acceptable.

If you need help with any part of this return or with anything in the guidance notes, please phone the Stamp Taxes enquiry line on 0845 603 0135, open 8:30am to 5:00pm Monday to Friday, except Bank Holidays. You can get further copies of this return and any supplementary returns from the Orderline on 0845 302 1472.

Starting your return

ABOUT THE TRANSACTION

1 Type of property

03 Enter code from the guidance notes

2 Description of transaction

L Enter code from the guidance notes

3 Interest transferred or created

LG Enter code from the guidance notes

4 Effective date of transaction

15102008

5 Any restrictions, covenants or conditions affecting the value of the interest transferred or granted? Put 'X' in one box

Yes

X

No

If 'yes' please provide details

6 Date of contract or conclusion of missives

25 09 2008

7 Is any land exchanged or part-exchanged? Put 'X' in one box

Yes

X

No

If 'yes' please complete address of location
Postcode

House or building number

Rest of address, including house name, building name
or flat number

8 Is the transaction pursuant to a previous option agreement? Put 'X' in one box

Yes

X

No

+

ABOUT THE TAX CALCULATION

- 9 Are you claiming relief? Put 'X' in one box

Yes

X

No

If 'yes' please show the reason

Enter code from the guidance notes

Enter the charity's registered number, if available, or the company's CIS number

For relief claimed on part of the property only, please enter the amount remaining chargeable

- 10 What is the total consideration in money or money's worth, including any VAT actually payable for the transaction notified?

- 11 If the total consideration for the transaction includes VAT, please state the amount

- 12 What form does the consideration take?
-
- Enter the relevant codes from the guidance notes

30

- 13 Is this transaction linked to any other(s)?
-
- Put 'X' in one box

Yes

X

No

Total consideration or value in money or money's worth, including VAT paid for all of the linked transactions

- 14 Total amount of tax due for this transaction

0.

- 15 Total amount paid or enclosed with this notification

0.

Does the amount paid include payment of any penalties and any interest due? Put 'X' in one box

Yes

X

No

ABOUT LEASES

If this doesn't apply, go straight to box 26 on page 3.

- 16 Type of lease

N

Enter code from the guidance notes

- 17 Start date as specified in lease

15 10 2008

- 18 End date as specified in lease

14 10 2107

- 19 Rent-free period
-
- Number of months

- 20 Annual starting rent inclusive of VAT (actually) payable

100.

End date for starting rent

14 10 2033

Later rent known? Put 'X' in one box

X

Yes

No

- 21 What is the amount of VAT, if any?

- 22 Total premium payable

95000.

- 23 Net present value upon which tax is calculated

2761.

- 24 Total amount of tax due - premium

0.

- 25 Total amount of tax due - NPV

0.

Check the guidance notes to see if you will need to complete supplementary return 'Additional details about the transaction, including leases', SDLT4.

+



+

ABOUT THE LAND including buildings

Where more than one piece of land is being sold or you cannot complete the address field in the space provided, please complete the supplementary return 'Additional details about the land', SDLT3.

26 Number of properties included

1

29 Local authority number

5180

27 Where more than one property is involved, do you want a certificate for each property? Put 'X' in one box

Yes

No

30 Title number, if any

28 Address or situation of land

Postcode

TN16 3NF

House or building number

8

Rest of address, including house name, building name or flat number

ROSEHILL ROAD

BIGGIN HILL

KENT

31 NLPG UPRN

32 If agricultural or development land, what is the area (if known)? Put 'X' in one box

Hectares
Area

Square metres

33 Is a plan attached? Please note that the form reference number should be written/displayed on map. Put 'X' in one box

Yes

X

No

Is the rest of the address on the supplementary return 'Additional details about the land', SDLT3?
Put 'X' in one box

Yes

X

No

ABOUT THE VENDOR including transferor, lessor

34 Number of vendors included (Note: if more than one vendor, complete boxes 45 to 48)

1

38 Vendor (1) address

Postcode

KT1 4EH

House or building number

45

Rest of address, including house name, building name or flat number

HIGH STREET

HAMPTON WICK

KINGSTON UPON

THAMES

35 Title Enter MR, MRS, MISS, MS or other title

Note: only complete for an individual

36 Vendor (1) surname or company name

FIRDALE PROPERTIES LIMITED

37 Vendor (1) first name(s) Note: only complete for an individual

+

+

ABOUT THE VENDOR CONTINUED

39 Agent's name

BURKILL
GOVIER

41 Agent's DX number and exchange

32804
FARNHAM

40 Agent's address

Postcode

GU9 7HW

Building number

2

Rest of address, including building name

MARITIME HOUSE
THE HART
FARNHAM
SURREY

42 Agent's e-mail address

43 Agent's reference

JJB

44 Agent's telephone number

01252 717171

ADDITIONAL VENDOR

Details of other people involved (including transferor, lessor), other than vendor (1). If more than one additional vendor please complete supplementary return 'Land Transaction Return - Additional vendor/purchaser details', SDLT2.

45 Title Enter MR, MRS, MISS, MS or other title

Note: only complete for an individual

48 Vendor (2) address

Put 'X' in this box if the same as box 38.

If not, please give address below

Postcode

46 Vendor (2) surname or company name

House or building number

47 Vendor (2) first name(s)

Note: only complete for an individual

Rest of address, including house name, building name
or flat number

+

+

ABOUT THE PURCHASER including transferee, lessee

- 49 Number of purchasers included (Note: if more than one purchaser is involved, complete boxes 65 to 69)

1

- 50 National Insurance number (purchaser 1), if you have one. Note: only complete for an individual

- 51 Title Enter MR, MRS, MISS, MS or other title
Note: only complete for an individual

- 52 Purchaser (1) surname or company name

R S T G L A S S T
G L A Z I N G L I M I T E D

- 53 Purchaser (1) first name(s)
Note: only complete for an individual

- 54 Purchaser (1) address

Put 'X' in this box if the same address as box 28.

If not, please give address below
Postcode

D T 6 6 P L E

House or building number

Rest of address, including house name, building name
or flat number

2 N D F L O O R
T H E E L M S
T H E S T R E E T
C H A R M O U T H

- 55 Is the purchaser acting as a trustee? Put 'X' in one box

Yes

X No

- 56 Please give a daytime telephone number - this will help us if we need to contact you about your return

- 57 Are the purchaser and vendor connected?
Put 'X' in one box

Yes

X No

- 58 To which address shall we send the certificate?
Put 'X' in one box

Property (box 28)

Purchaser's (box 54)

X Agent's (box 61)

- 59 I authorise my agent to handle correspondence on my behalf. Put 'X' in one box

X Yes

No

- 60 Agent's name

R O G E R D E A N
C O

- 61 Agent's address
Postcode

T N 1 6 3 B A

Building number

1 3 4 A

Rest of address, including building name

M A I N R O A D
B I G G I N H I L L
K E N T

- 62 Agent's DX number and exchange

- 63 Agent's reference

B N S / R S T

- 64 Agent's telephone number

0 1 9 5 9 5 4 2 8 7 2

+



ADDITIONAL PURCHASER

Details of other people involved (including transferee, lessee), other than purchaser (1). If more than one additional purchaser, please complete supplementary return 'Land Transaction Return - Additional vendor/purchaser details', SDLT2.

65 Title Enter MR, MRS, MISS, MS or other title

Note: only complete for an individual

68 Purchaser (2) address

Put 'X' in this box if the same as purchaser (1) (box 54).

If not, please give address below

Postcode

66 Purchaser (2) surname or company name

House or building number

67 Purchaser (2) first name(s)

Note: only complete for an individual

Rest of address, including house name, building name or flat number

69 Is purchaser (2) acting as a trustee? Put 'X' in one box

Yes

No

ADDITIONAL SUPPLEMENTARY RETURNS

70 How many supplementary returns have you enclosed with this return? Write the number in each box. If none, please put '0'.

☐ Additional vendor/purchaser details, SDLT2

☐ Additional details about the land, SDLT3

☐ Additional details about the transaction, including leases, SDLT4

DECLARATION

71 The purchaser(s) must sign this return. Read the guidance notes in booklet SDLT6, in particular the section headed 'Who should complete and sign the Land Transaction Return?'.

If you give false information, you may face financial penalties and prosecution.

The information I have given on this return is correct and complete to the best of my knowledge and belief.

Signature of purchaser 1

Signature of purchaser 2

Signature

Please keep a copy of this return and a note of the unique transaction reference number, which is in the 'Reference' box on the payslip.

Finally, please send your completed return to:

HM Revenue & Customs, Stamp Taxes/SDLT, Comben House, Farriers Way, NETHERTON, Merseyside, Great Britain, L30 4RN, or the DX address is: Rapid Data Capture Centre, DX725593, Bootle 9

Please don't fold it - keep it flat and use the envelope provided. Fill out the payslip on the next page and pay in accordance with the 'How to pay' instructions.



How to pay

i Please allow enough time for payment to reach us by the due date. We suggest you allow at least 3 working days for this.

MOST SECURE AND EFFICIENT

We recommend the following payment methods. These are the most secure and efficient.



1. Direct Payment

Use the Internet or telephone to make payment. Provide your bank or building society with the following information

- payment account
- sort code 10-50-41
- account number 23456000
- your reference as shown on the payslip.



2. BillPay

You can pay by Debit Card over the Internet. Visit www.billpayment.co.uk/hmrc and follow the guidance.



3. At your bank

Take this form with payment to your bank and where possible to your own branch. Other banks may refuse to accept payment. If paying by cheque, make your cheque payable to 'HM REVENUE & CUSTOMS ONLY'.



4. At a Post Office

Take this form with your payment to any Post Office. If paying by cheque, make your cheque payable to 'POST OFFICE LTD'. The Post Office also accept payment by Debit Card.



5. Alliance & Leicester Commercial Bank Account

Alliance & Leicester Commercial Bank customers can instruct their bank to arrange payment.

OTHER PAYMENT METHODS



By post

If you use this method

- Make your cheque payable to 'HM REVENUE & CUSTOMS ONLY'.
- Write your payslip reference after 'HM REVENUE & CUSTOMS ONLY'.
- Send the payslip and your cheque, both unfolded, in the envelope provided to HM Revenue & Customs SDLT Netherton Merseyside L30 4RN

By DX

As above, but send to Rapid Data Capture Centre DX725593 Bootle 9

FURTHER PAYMENT INFORMATION

You can find further payment information at www.hmrc.gov.uk/howtopay

Alliance & Leicester Trans cash
COMMERCIAL BANK
Bootle Merseyside GIR 0AA

Payslip

HM Revenue & Customs

bank giro credit

159
209
24

Reference

308008339MA

Credit account number

610 5041

£

Amount due
(no fee payable at PO counter)
CHEQUE ACCEPTABLE

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By transfer from Alliance & Leicester account number

--	--	--

For official use only

Name _____

Signature _____ Date _____

Cashier's stamp and initials

CASH

CHEQUE

BANK OF ENGLAND
HEAD OFFICE COLLECTION A/C
HM REVENUE & CUSTOMS

£

SDLT1/P

10-50-41

Please do not fold this payslip or write or mark below this line

308008339MA 87246105041 000000000 74 X



Additional details about the transaction, including leases

You must fill in this return where additional information about the transaction and/or lease can be provided. The guidance notes will help you answer the questions.

If you need help with any part of this return or with anything in the guidance notes, please phone the Stamp Taxes enquiry line on 0845 603 0135, open 8:30am to 17:00pm Monday to Friday, except Bank Holidays. You can get further copies of this return from the Orderline on 0845 302 1472.

Insert the reference number from the payslip on page 7 of the Land Transaction Return, SDLT1, here.

308008339MA

For official use only

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1 If this transaction is part of the sale of business, please say if the sale includes Put 'X' in relevant boxes

☐ Stock ☐ Goodwill
☐ Other ☐ Chattels and moveables

What is the total amount of the consideration for the sale of the business apportioned to these items?

[illegible]

2	If the property is for commercial use, what is it? Put 'X' in the appropriate box(es)
---	--

<input type="checkbox"/>	Office	<input type="checkbox"/>	Hotel
<input checked="" type="checkbox"/>	Shop	<input type="checkbox"/>	Warehouse
<input type="checkbox"/>	Factory	<input type="checkbox"/>	Other
<input type="checkbox"/>	Other industrial unit		

3 Have you applied for and received a post transaction ruling in accordance with Code of Practice 10, or asked us for advice on the application of the law to this transaction? Put 'X' in one box

☐ Yes ☒ No

If 'yes' have you followed it when completing this return?
Put 'X' in one box

Yes No

Ruling not received

Is any part of the consideration contingent or dependent on uncertain future events?

☐ Yes ☒ No

Have you agreed with HM Revenue & Customs that you will pay on a deferred basis?

☐ Yes ☒ No

**If there are any minerals or mineral rights reserved
enter the code below**

Enter code from the guidance notes

If the purchaser is VAT registered, give their VAT reference number

7	9	8		5	3	9	5		5	0	
---	---	---	--	---	---	---	---	--	---	---	--

If the purchaser is a company please give the following details

Tax reference number

5	3	0	4	3	2	6	7	2	5				
---	---	---	---	---	---	---	---	---	---	--	--	--	--

Company registration number

4	4	5	7	7	7	3							
---	---	---	---	---	---	---	--	--	--	--	--	--	--

If registered abroad, give its place of registration

[illegible]

+

Enter code from the guidance notes

1	4				
---	---	--	--	--	--

Complete if the transaction notified on SDLT1 is for the grant of more than one lease

--	--

Enter code from the guidance notes

[illegible]

If not, please give address below

--	--	--	--	--	--	--	--

--	--	--	--

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

continued at the top of the next column

continued at the top of the next column

[illegible][illegible]

7

Area

[illegible]

Put X in one box



7

No

--	--

Enter code from the guidance notes

Enter code from the guidance notes

+

+

ABOUT LEASES CONTINUED

36 Service charge amount if known

£ . 0 0

37 Service charge frequency Put 'X' in one box

☐ Monthly ☐ Annually
☐ Quarterly ☐ Other

38 Other consideration - tenant to landlord
(for example, services, building works)

Enter the relevant codes from the guidance notes

39 Other consideration - landlord to tenant
(for example, services, building works)

Enter the relevant codes from the guidance notes