

05 January 2023

Our Ref: JAP/CKK/O001811/7

FAO: Kathy Geraghty
Oakham Town Council
ROL House
Long Row
Oakham
Rutland
LE15 6LN**By Email only: kgeraghty@oakhamtowncouncil.gov.uk**

Dear Sirs

Cancellation of Lease at Victoria Hall, 39 High Street, Oakham LE15 6AH

Thank you for instructing this Firm to act on your behalf in relation to the Cancellation of Lease at Victoria Hall, 39 High Street, Oakham LE15 6AH. This letter and the Terms & Conditions of Business (T&C) explain the basis on which all the necessary work will be carried out. Please sign, date and return the duplicate T & C, by way of acceptance.

I am a Partner, Head of the Commercial Property Department, and supervising Partner. Courtney Kruger shall carry out the majority of the work under my supervision. If Courtney is unavailable, a member of our support team will be happy to take a message for you.

Our fees are £260.00 plus disbursements plus VAT. Disbursements currently anticipated are £26.00 for Land Registry fees.

If this estimate changes during the course of the transaction due to unanticipated and/or more complex elements arising, we shall discuss any revised estimate with you and confirm our agreement as to this in writing.

Please transfer **£338.00** for monies on account to:
Bank name: HSBC Bank plc; Account name: Hegarty LLP client account;
Sort Code: 40-36-15; Account Number: 92205882
Reference: JAP/O001811/7. **N.B. we shall not change our bank details.**

A receipted invoice will be sent to you once we are able to confirm the cancellation of the Lease at Victoria Hall has been effected by the Land Registry.

When we are instructed by an individual on behalf of government body or local authority, we do require written confirmation of the authority that we are authorised to act on instructions given on behalf of Oakham Town Council by Kathy Geraghty.

The majority of correspondence is via e-mail. Potential risks include breach of



A list of partners is available for inspection on the website and at the offices.

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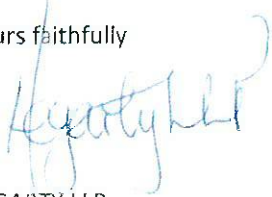
The Registered Office
48 Broadway, Peterborough,
PE1 1YW

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confidentiality, virus transfer, etc. Hegarty LLP does not accept any liability for any loss caused by the use of e-mail. If you do not want to use e-mail, please let us know.

Thank you for your instructions, we look forward to working with you.

Yours faithfully



HEGARTY LLP

E-mail: joy.plummer@hegarty.co.uk

Direct Dial: 01733 295617

Direct Fax: 01733 295689



Application submitted

Your HM Land Registry reference number:
L583FVS

You must quote your HM Land Registry reference number in any correspondence.

Priority details

Priority date

5 January 2023

Priority time

15:41:30

Application details

Your reference

CKK/O1811/7

Application type

Register update

Property details

Title number

**Property
description**

**Additional
details**

Title number	Property description	Additional details
LT404102	ground floor office Victoria Hall, 39 High Street, Oakham (LE15 6AH)	This application affects the whole of the title

Overriding interests

Is this title affected by overriding interests?

No

Applicants

Applicant type	Full name	Company number	Territory of incorporation
Other organisation	Oakham Town Council	N/A	N/A

Transactions

Priority 1

Lease closure - by effluxion of time

Price/Value (£)

Not provided

Fee (£)

20

Tenant details

Tenant type	Full name	Represented by
Other organisation	Oakham Town Council	Hegarty LLP

Landlord details

Landlord type	Full name	Represented by
Other organisation	The Official Custodian of Charities	Not represented

Attached documents

Document type	Certification	File name
Confirmation of determination of lease in accordance with the LTA 1954 or the LGHA 1989	Certified	Lease.pdf

Your contact email for this application

Email address

courtney.kruger@hegarty.co.uk

Next steps

You can print this screen for your records.

[Download completed AP1 \(PDF\) \(/digital-registration-service/download-ap1\)](#)

[Start a new application \(/digital-registration-service/\)](#)

[View Applications \(https://eservices.landregistry.gov.uk/view-applications/\)](https://eservices.landregistry.gov.uk/view-applications/)

[Go to portal homepage](#)

[\(https://eservices.landregistry.gov.uk/eservices/ECHOM_HomepageServices/\)](https://eservices.landregistry.gov.uk/eservices/ECHOM_HomepageServices/) for other HM Land Registry services.

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<https://wh1.snapsurveys.com/s.asp?k=163854201800>

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