

AM02

Notice of statement of affairs in administration



Companies House

WEDNESDAY



A9DQ64NE

A07

16/09/2020

#122

COMPANIES HOUSE

1 Company details

Company number 0 2 7 9 2 9 9 8

Company name in full Azzurri Restaurants Limited

→ Filling in this form
Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) William James

Surname Wright

3 Administrator's address

Building name/number 15 Canada Square

Street Canary Wharf

Post town London

County/Region

Postcode E 1 4 5 G L

Country

4 Administrator's name ①

Full forename(s) Stephen John

Surname Absolòm

① Other administrator
Use this section to tell us about
another administrator.

5 Administrator's address ②

Building name/number 15 Canada Square

Street Canary Wharf

Post town London

County/Region

Postcode E 1 4 5 G L

Country

② Other administrator
Use this section to tell us about
another administrator.

AM02

Notice of statement of affairs in administration

6

Attachment

I have attached a copy of:



Statement of affairs



Statement of concurrence

7

Date of the statement of affairs

Date

d d
2 9

m m
0 7

y y y y
2 0 2 0

8

Date of the statement of concurrence (if applicable)

Date

d d

m m

y y y y

9

Sign and date

Administrator's
Signature

Signature



Signature date

d d
3 0

m m
0 7

y y y y
2 0 2 0

AM02

Notice of statement of affairs in administration



Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name

Marlen Vaki

Company name

KPMG LLP

Address

15 Canada Square

Canary Wharf

Post town

London

County/Region

Postcode

E 1 4 5 G L

Country

DX

Telephone

Tel +44 (0) 20 7311 1000



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed and dated the form.



Important information

All information on this form will appear on the public record.



Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.



Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

Continuation page

Name and address of insolvency practitioner

✓ **What this form is for**
Use this continuation page to tell us about another insolvency practitioner where more than 2 are already jointly appointed. Attach this to the relevant form. ①
Use extra copies to tell us of additional insolvency practitioners.

✗ **What this form is NOT for**
You can't use this continuation page to tell us about an appointment, resignation, removal or vacation of office.

→ **Filling in this form**
Please complete in typescript or in bold black capitals.
All fields are mandatory unless specified or indicated by *

1 Appointment type

Tick to show the nature of the appointment:

- ☒ Administrator
- ☐ Administrative receiver
- ☐ Receiver
- ☐ Manager
- ☐ Nominee
- ☐ Supervisor
- ☐ Liquidator
- ☐ Provisional liquidator

① You can use this continuation page with the following forms:
- VAM1, VAM2, VAM3, VAM4, VAM6, VAM7
- CVA1, CVA3, CVA4
- AM02, AM03, AM04, AM05, AM06, AM07, AM08, AM09, AM10, AM12, AM13, AM14, AM19, AM20, AM21, AM22, AM23, AM24, AM25
- REC1, REC2, REC3
- LIQ2, LIQ3, LIQ05, LIQ13, LIQ14, WU07, WU15
- COM1, COM2, COM3, COM4
- NDISC

2 Insolvency practitioner's name

Full forename(s) Christopher Robert
Surname Pole

3 Insolvency practitioner's address

Building name/number One Snowhill
Street Snow Hill Queensway
Post town Birmingham
County/Region
Postcode B 4 6 G H
Country

Continuation page

Name and address of insolvency practitioner

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- REC1, REC2, REC3
- LIQ2, LIQ3, LIQ05, LIQ13, LIQ14, WU07, WU15
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Full forename(s) Christopher Robert
Surname Pole

3 Insolvency practitioner's address

Building name/number 1 Snow Hill

Street Queensway

Post town Birmingham

County/Region

Postcode B 4 6 G H

Country

Statement of Affairs

Name of company
Azzurri Restaurants Limited

Company number
2792998

In the
High Court of Justice Business and Property Courts of England & Wales
Insolvency & Companies List

(full name of court)

Court case number
003103 of 2020

Statement as to the affairs of (a)

Azzurri Restaurants Limited, 3rd Floor Capital House, 25 Chapel Street, London, England, NW1 5DH

(a) Insert name and address of registered office of the company

on the (b) 17 July 2020 the date that the company entered administration.

(b) Insert date of appointment

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above named company as at (b) 17 July 2020, the date that the company entered administration.

Full name

Signed

Dated

LINDSAY ALLEN DUNSMUIR
[Signature]
29/07/20

A - Summary of Assets

Assets

	Book Value £	Estimated to Realise £
Assets subject to fixed charge:		
Intellectual property	0	0
Investments	0	0
Goodwill	0	84,558,419
Total assets subject to fixed charge	0	84,558,419
Less: Amount(s) due to fixed charge holder(s)		-190,091,142
Shortfall/surplus to fixed charge holder(s) c/d	0	-105,532,723
Assets subject to floating charge:		
Lease premiums	0	0
Fixtures and fittings	33,927,008	3,222,033
Inventory	7,248,895	787,143
Debtors	6,105,342	0
Intercompany debtors	55,111,012	230,873
Other Assets	108,012,170	0
Cash	10,648,650	0
Total assets subject to floating charge	221,053,077	4,240,049
Total uncharged assets	0	0
Estimated total assets available for preferential creditors		4,240,049

Signature



Date

29/07/20

A1 - Summary of Liabilities

£	Estimated to Realise £
Estimated total assets available for preferential creditors (carried from page A)	4,240,049
Liabilities	
Preferential creditors:	
Preferential (employee) creditors (1,141 employees)	-445,577
Other preferential creditors	0
Estimated deficiency/surplus as regards preferential creditors	3,794,472
Less uncharged assets	0
Net property	3,794,472
Estimated prescribed part of net property where applicable (to carry forward)	-600,000
Estimated total assets available for floating charge holders	3,194,472
Debts secured by floating charges (c/f from fixed charge shortfall)	-105,532,723
Estimated deficiency/surplus of assets after floating charges	-102,338,251
Estimated prescribed part of net property where applicable (brought down)	600,000
Uncharged assets	0
Total assets available to unsecured creditors	600,000
Unsecured (landlord) creditors	-32,331,626
Unsecured (trade) (non-preferential) creditors	-8,906,267
Unsecured (intercompany) creditors	-74,265,612
Unsecured (HMRC) creditors	-7,002,396
Unsecured (employee) creditors (No: 1,141)	-1,247,687
Estimated deficiency/surplus as regards unsecured creditors	-123,153,589
Shortfall to preferential creditors (brought down)	0
Shortfall to fixed/floating charge holders (brought down)	-102,338,251
Estimated deficiency/surplus as regards creditors	-225,491,839
Issued and called up capital	-3,264,764
Estimated total deficiency/surplus as regards members	-228,756,603

Signature

Date

29/07/20

COMPANY TRADE CREDITORS

Name of creditor or Claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £	HP/Chattel/ Conditional Sale	Claiming ROT
Reynolds Catering Supplies Limited	National Distribution Centre, ENS 7RQ, SW1E 5JL	1,188,246					
FTJ Consulting LLP	200 Aldersgate, London, EC1A 4HD,	590,875					
Clifford Chance LLP	10 Upper Bank Street, London, E14 5JL,	575,000					
CloudFM (Technical Facilities Solutions)	Oyster House, CO4 9PD, N20 0RA	563,666					
Npower Black - DD	PO Box 236, LS14 3WT,	388,924					
BIDVest Catering Equipment (3663.GE)	3663 First For Foodservice, Ormskirk, L40 9RW, G2 6JA,	308,006					
Gairly Bluff Projects Ltd	Unit 2 1, 541 9FG, N1 9GE,	289,398					
Fourth Ltd	Beechfield House, SK11 0LP,	278,873					
Comtrec Systems Corporations	2 GATWICK METRO CENTRE, RH6 9GA, SW1P 4QP,	244,942					
UK Waste Solutions Ltd	Alexander House, Nottingham, NG24 2TN,	241,957					
CNG - Contract Natural Gas - DD	CNG House, HG1 1EQ,	232,738					
Edit Agency Ltd (formerly Occam)	The Hayloft Manor Farm, Radstock, BA5 4HP,	232,099					
Reinbokil Pest Control	1 Grenfell Road, SL6 3ES,	150,462					
W & J Linney Limited (Linney Group)	Adamway, NG18 4FL,	146,877					
KPMG	15 Canisda Square, London, E14 5GL,	146,460					
Intracat Ltd	17 South Cambridge Business Park, Cambridge, CB22 3JH,	133,722					
Bridgepoint Advisers Ltd	95 Wigmore Street, London, W1U 1FB,	120,000					
Arndon Electrical Ltd	Eccles Lodge, Kent, TN8 6HZ, GU12 0EJ,	111,093					
Best Food Logistics (BIDVest)	Royston Depot, Oldham, OL2 6HS,	109,828					
Ingenia	Great Western Business Park, Bristol, BS37 5NG,	108,096					
NT Assurance	Unit 3 Stanton Close, Wellingborough, NN8 4HN,	106,814					
Travers Smith	10 Snow Hill, London, EC1A 2AL,	101,506					
Choice Card Ltd	40 Bernard Street, London, WC2H 1LE,	97,087					
RNW Holdings Ltd	Willow Park, Essex, SS15 4AZ,	93,970					
Eagle Eye Solutions	2nd Floor, Guilford, GU1 3HY,	89,883					
UHS Group	United Hospitality Supplies, Bucks, HP11 3HT,	71,368					
Myunideys Ltd	2 Castle Boulevard, Nottingham, NG7 1FB,	64,800					
Sodexo Motivation Solutions Ltd	Avalon House, Milton Keynes, MK14 6LD, EX3 0NR,	61,623					
Hoshizaki UK	2 Marquis Business Centre, SG7 6XL, SW1E 5JL,	60,433					
Poppleston Allen	37 Stoney Street, Nottingham, NG1 1LS, NW3 5DN,	60,432					
Food Alert Ltd	247 - 249, London, SW5 9GA,	59,788					
Bookatable Ltd	5th Floor Elizabeth House, London, SE1 7NQ,	59,247					
Diggecart (formerly NGC)	Atrium Court, RG12 1BW,	57,302					
Technical Sign Company Ltd	FLOOR 1-UNIT 3, Watford, WD2 4AE,	54,419					
Moremargin Limited	21 Talbot Road, Luton, LU2 7RN, H3 1QF,	52,764					
Quira Ltd	8th Floor Design centre east, London, SW10 0XF,	45,900					

Matthew Clark Wholesale	Whitchurch Lane, Bristol, BS14 0JZ,	44,074					
Davies Managed Systems	Two Smoothfield, Stoke On Trent, ST1 3DN, London, W1U 7GA,	42,041					
Staples UK Ltd	Hampden Court, High Wycombe, HP11 1JU,-	41,765					
Access UK Ltd	The Old School, CO7 6LZ, M2-4AW,	39,819					
True Refrigeration UK Ltd	FIELDS END ROAD, SE3 9EU,	39,359					
The Academy Media Ltd	1 Hardwick Street, London, EC3R 4RB,	39,079					
Initial Washroom Solutions	PO Box 4975, West Midlands, DY1 9FA,	37,397					
Flow Hospitality Limited	5 Charlotte Lane, Edinburgh, EH2 4QZ,	35,714					
Redfibre	77 Oxford Street, London, W1D 2ES,	35,077					
PlayNetwork	Unit 50, Rochester, ME2 4DP,	33,034					
Fever PR	Unlimited House, London, W1F 9NB, GY1 3QL	32,230					
Ostelli Associates	Beaumont House, London, SW20 0LW,	31,200					
Tahola Ltd	Maier Farm, NN6 7RA,	31,124					
Castle Water (Consolidated)	1 Boat Brée, Blairgowrie, PH10 7BH,	27,553					
Compleat Software Ltd	1 Waterviole Way, Dorchester, DN1 5RP,	25,879					
Total Computers	Newspaper House, Kettering, NN16 8GA,	24,960					
Shield Consultancy Services UK Limited	St Peter Port, Guernsey, GY1 4NA,	24,643					
Pepco Services LLP	17 Cavendish Square, London, W1G 0PH,	24,000					
Specialist Window Cleaning /prev ARL Ltd	Unit 4 Kingsley Park Station Road, Kings Langley, WD4 8GW,	23,729					
Matthews The Printers Limited	5 Cork Tree Way, Chingford, E4 8JA, TN14 7HW,	23,582					
Yumpingo	4 More Ave, Aylesbury, HP21 8UY,	23,322					
Levis' Silkin Solicitors	5 Chancery Lane, EC4A 3BL,	23,309					
Softcat	Thames Industrial Estate, SL7 1TB, CB7 4EX,	22,567					
Wave (Anglian Water)	PO Box 259, Rotherham, S98 1QL, OX49 5PX,	22,415					
THWG	Unit G1 Meltham Mills Industrial Estate, HD9 4DS,	21,213					
Propeller Communications	1 Marflett Court, London, WC2B 5SE,	20,920					
Return Path Inc	4th Floor, 283-288 High Holborn, London, WC1V 7HP,	19,049					
GRS Cash Services (UK) Limited	Unit 4, Waterlooville, PO7 7SE,	18,446					
Synect Global Solutions	1st Floor, Block 716, The Plaza, Park West Business Park, Dublin 12, Ireland,	18,000					
Plant Plan Ltd	Quart House, Leicester, LE19 4SQ, W1C 2AM,	16,649					
yxist	7th Floor, 2 Great Titchfield St, London, W1D 1NN,	16,314					
Forster Refrigerator Ltd.	Old Meadow Road, Kings Lynn, PE30 4JU,	16,074					
Savanta (Formerly Murrel)	9 Dean Park Mews, Edinburgh, EH4 1ED,	15,809					
Astrio Communications Ltd	The Stables, Dartford, DA1 1PX, KT169GN,	15,794					
Chapman Ventilation	15-20, Merts, AL7 1JQ, London, W1M 7LX,	15,366					
Opentable Europe Ltd	3rd Floor, London, EC2A 3DT, SE1E 5LL,	15,080					
Business Stream (was Yorkshire Water)	PO Box 1255, Bradford, BD1 9AE, SL7 2FF,	15,050					
Gamer (UK) Limited	Unit 5 Asheridge Business Centre, HP5 3PT,	14,938					
Water2Business (former Bristol/Wessex)	1 Clevedon Walk, Bristol, BS48 1WA, St Peter Port, Guernsey, GY1 3PP,	14,793					
Business Stream (was Scottish Water)	7 Lochside, EH11 2SDH,	14,689					
Rexel (Formerly Neway Eyre)	Regent Court, Birmingham, B15 1NU,	14,533					

Castle Water (Thames Water)	1 Boat Bree, Balingwrie, PH10 7BH, M2 4AW,	14,416					
Water Plus (Severn Trent Water)	Providence Row, DH1 1RR,	14,259					
South West Water - Bacs	PO Box 9136, Bournemouth, BH11 0GF,	14,061					
Card Commerce Ltd TA Savvy	40 Eastmoreland Lane, Dublin, G04 W3F1, Ireland,	14,030					
Nisbets PLC /s/ Bradshaw Microwave	Bradshaw Group Building, Bristol, BS21 6LH,	13,686					
NWG Business (prev Essex & Suffolk)	PO Box 4998, Lancing, BN11 9AY, GU15 3JY,	13,051					
BT - British Telecom - DD	BT Payment Centre, Durham, DH8 1BT,	12,942					
Castle Water (Scotland)	1 Boat Bree, Balingwrie, PH10 7BH, NR3 1AB,	12,882					
Ace Group International	15 Harwood Road, London, SW6 4QP, SW3 6RD,	12,840					
Egentia	Block 1, London, EC1V 3NS,	12,621					
Water Plus (United Utilities)	PO Box 12460, Harlow, CM20 9PI,	12,578					
Unkedin	Wilton Place, Dublin2, London, W1H 7LX,	12,383					
Market Measures	Ardenia House, Winchester, SO23 7BS, SW1E 5IL,	12,000					
Cimball UK Limited	280 Centennial Park, Herts, WD6 3ST,	11,907					
David Lower Associates	2 Ostlers View, RH14 9LU, SW1E 5IL,	11,686					
Affinity for Business	Tamblin Way, Hatfield, AL10 9EZ,	11,670					
Teneo Blue Rubicon Ltd	6 More London Riverside, London, SE1 2DA, London, EC4N 6AG,	10,800					
Down to Earth Development	The Old Barn, Kilby, LE18 9TH, SE10 0DX,	10,624					
Puse Studios Ltd	Cells Wharf, Leeds, LS2 7JU,	10,599					
Ambius	Castlegate Way, Dudley, DY1 4TA,	10,531					
Whistepack Ltd	1st Floor Field House, Essex, CM20 2EW,	10,054					
CaseWare UK Ltd	2 County Rd, Maidstone, ME14 1ST, 45 Seymour Street, London, W1H 7LX,	9,535					
Darktrace Ltd	Platinum Building, Cambridge, CB4 0DS, TS16 9AS,	9,000					
I-Am	Rochelle, London, E2 7EU, N1 9GE,	9,000					
Absolutley Couriers Ltd	21a Brownlow Mews, London, WC1N 2LA, Tortola, British Virgin Islands,	8,565					
Studio Juice Ltd	32-37 Cowper Street, London, EC1A 4AW,	7,608					
Focus 4-4 Ltd	Europe House, Southwick, BN42 4FJ, London, EC4N 6AG,	7,555					
C Carnevale	Carnevale House, London, N7 9BN, EC4A 1YH,	7,484					
TGH Services	17 Fieldway, Berkhamstead, HP4 2NX,	7,276					
Kings Security Systems	4 St Dunstons Technology Park, Bedford, BD4 7HN,	7,208					
IMC	Unit 1 Abbey Road, LL13 9HF, BH21 1PB,	6,851					
Boatman Air Conditioning Ltd	18 GREENWAYS, BECKENHAM, BR3 3NG, MediaCityUK, Manchester, M50 3BA,	6,629					
PEAC UK Ltd	Easthampstead Road, Bracknell, RG12 1YQ, London, W1H 7LX,	6,580					
Bottomline Technologies Europe Ltd	Instone House, Kent, DA2 3AG, W12 7SL,	6,297					
Dexterity Marketing Execution Ltd	Warrford Court, London, EC2N 2AT, N1 9GE,	6,269					
Imagesound Plc	Venture Way, Dunston Technology Park, Chesterfield, S41 8NE,	6,177					
Suy & Co	56 Palmerston Place, Edinburgh, EH12 5AY,	6,036					
J & J Fire Engineering	Ewood Bridge Mill, Lancashire, BB4 6LB, N1 9GE,	5,839					
Big K Charcoal Merchants Ltd	UNIT 20 MILMEAD, LONDON, N17 9QU, W12 7SL,	5,790					
SES Business Water (former Sutton & East	London Road, Redhill, RH1 1LG,	5,471					
Thamesway Energy - Bacs	2nd Floor Gloucester Chambers, Woking, GU21 6GA, Swindon, SN1 1DA,	5,463					

Comden Bid	Station Road, Chipping Campden, GL55 6LO, Staffs, ST17 0DY, Poole, BH24 8HY,	5,230				
Multi Energy (UK) Limited	60 Greater Services Ltd, Wrexham, LL13 7YP, London, EC3P 30Q,	5,051				
WheatingZone Ltd	Floor 5 and 6, Cardiff, CF10 2HN,	4,970				
Invitation Digital Ltd	First Floor, Bristol, BS3 3NU,	4,962				
Present Masters LLP	141 Belfair Street, Glasgow, G2 7EQ,	4,780				
Hawk (Inventures) (Form Grass Roads)	London Road, Herts, HP23 9TD,	4,741				
Ingersoll-Rand UK Ltd	Harrow House, Basingstoke, RG21 3NB,	4,696				
Namesco Limited	Adon House, Worcester, WR3 7SD, London, EC4M 9AF,	4,591				
HiFi Technologies UK Ltd	2 Sheraton Street, London, W1F 8BT,	4,320				
Churchill Sec Ltd Form 1 Free Safety	First House, SO53 4AR,	4,001				
Investec Asset Finance Plc	Reading International Business Park, Reading, RG2 6AA,	3,945				
Kined	Overseas House, Brighton, BN1 1SS,	3,654				
Charterhouse Voice & Data	The Gate House, 5 Rivington St, London, EC4A 3SB,	3,600				
Maquie (The Hotel Group)	31 Market Place, Doncaster, R69 3AA, WH1 7DB,	3,443				
Green Facilities Management	Unit 114, Weston, TW9 0SD,	3,438				
IFA Contracts Ltd	PO Box 13, SK9 4FD,	3,435				
Sprink Ltd	3 Dea Roches Square, Witley, OX28 4BE,	3,348				
Cognitive Performance Ltd	220 Liverpool Road, Preston, PR4 5HB,	3,190				
Blue Security	71 Chorley Old Road, Bolton, BL3 3A,	3,147				
The Fila Group	The Locke, Rugby, CV21 4BP,	3,030				
GSP Media Ltd	Pedernham Road, Medditch, B97 5AG,	3,000				
DWR / Welsh Water	Payments Processing Centre, Cardiff, CF3 5ML, SW7 2AR,	2,996				
Cardiff County Council (Waste)	County Hall, Cardiff, CF10 1JW,	2,941				
United Wine Merchants Ltd	Shrewsbury Business Park, BT66 6LN,	2,876				
Waterson	Comitcom House, Chichester, PO19 1TU, Milton Keynes, MK4 1GA,	2,798				
Murphy & Company	17 Lansdowne Road, CHD 2BX, Bromby, BN1 1EZ,	2,779				
Apphy's Client Account	PO Box 207, LE1 1BD,	2,700				
Structural Limited	9 Mowbray Drive, W17 3PH,	2,622				
Europe UK (CMO Services) Ltd	Eurostar House, YO30 4RY, London, EC4M 9AF,	2,531				
BCC Limited	National Accounting Centre PO Box 6, Manchester, M2B 2UT, London, EC3P 80Q,	2,478				
Cable Water (South East Water)	1 Boat Quay, Billingham, PH10 7BH, M3 4AW,	2,467				
Curb n-Off Ltd	Unit 22 Alpha Trade Park, Road 2AN, SW16 5LL,	2,376				
Leeg Utilities	4 Penrith Road, Hawnt, MK14 6LY, N1 9GE,	2,237				
Rob Morris	Abbotsbury, Mayfield, TN20 6NY,	2,124				
Shrewd Electric Ltd	Vander House, Newson Abbot, TQ13 4YQ, SW1H 0BU,	2,041				
Birmingham City Council	Montague Street Depot, Birmingham, B9 4BA, EC2A 5AA,	1,958				
Lumhet	Thomas House, Esher, KT10 9AQ,	1,890				
Gab Contract Upholstery Ltd	105 Bloombury Lane, Aldenham, WA15 6NS, EC2A 5AA,	1,860				
William Roffington Southern	Unit 44, Paddock Wood, TN12 6BE,	1,795				
Aylesbury Waterside Theatre	2nd Floor, Woking, GU21 6BJ, EC2A 5AA,	1,740				
PFS (Helston) Ltd	Water-Mills Trout Industrial Estate, TR13 0LW,	1,705				

Williams Refrigeration Central	Rands Lane, Doncaster, DN3 3EW, N196E,	1,630					
Blackhawk Network (UK) Ltd	5th Floor, London, W1F 7JS, SW1H 0BU,	1,628					
North Down	Kennedy Way Industrial Estate, Belfast, BT11 9DL, B1 2U,	1,557					
Amazon Web Services	1 Principal Place, Worship St, London, EC2A 2FA,	1,301					
Southern Water - Bars	P.O. BOX 41, BN13 3NZ, SW1E 5IL,	1,255					
Richmond Marketing (Belfast)	Suite 1A, Belfast, BT9 6GH,	1,205					
Xolm (Formerly Centaur communications)	50 Poland Street, London, W1F 7AK, London, W1H 7UX,	1,194					
Pitney Bowes	Building 5 Trident Place Hatfield Business Park Mosquito Way, Hatfield, AL10 9UJ, W1D 1AN,	1,173					
NWT Waste Services Ltd	Unit 5 Mayfields Ind. Est., EH22 4AD, M2 4AW,	1,114					
Travelodge Hotels Limited		1,112					
EvaStore Ltd	Park Hall, SY11 4AD,	1,096					
Safestore	Britannic House Stirling Way, Borehamwood, WD6 2BT, M2 4AW,	1,092					
The DP Partnership Ltd	Holbrook Cottage, Cross In Hand Holbrook Cottage, Cross In Hand, Heathfield, TN21 0	1,080					
Cat Lane Photographer	Flat 4, MK40 3QB, SW1H 0BU,	1,053					
Kidshare Ltd	20-22 Wenlock Road, London, N1 7GU, EH3 8BE,	1,000					
Signoptions	Blackburn Technology Centre, Blackburn, BB1 5QB,	980					
Edenred (Incentives & Motivation) Ltd	Carlton House, CH4 9QE,	975					
Unique Ventures Birmingham	Centenary Square, Birmingham, B1 2EP,	967					
Bourne-mouth Water Business	Pentinsula House, Eretst, EX2 7HR, IG10 4AL,	919					
MIX 96 LIMITED	FRIARS SQUARE STUDIOS, HP202TZ,	840					
Turnerbates Ltd	Studio 11, London, SE1 9DG,	825					
Mix96 Ltd	Friars Square studio, Aylesbury, HP20 2PZ, TW2 6QT,	792					
Everflow Water	The Old Brewery, Castle Eden, TS27 4SU,	757					
Kaplan Financial	179-191 Borough High Street, London, SE11 4HR,	755					
Make It York	1 Museum Street York, YO1 7DT, LU7 9NB,	720					
Keoghs LLP	2 The Parklands, Bolton, BL6 4SE,	705					
Richard Ellis St. Quintin Ltd	Berkeley Square House, London, W1X 6AN, SW1H 0BT,	685					
Southern Electric - Bars	PO Box 514, RG21 8WS, W1 9GE,	684					
Metro Retro	Church Lane, CM3 1PG,	646					
Gazprom	CAMELIA HOUSE, WILMSLOW, SK9 5BB,	627					
Signe Signs (Formerly Punch Signs)	6 Oak End Way, SL9 8BR,	619					
Leech Mechanical Services Ltd	UNIT 17, Essex, CM3 6LG, E1 6NN,	600					
European Vacuum Drainage Systems Ltd	Unit 35 Lordswood Industrial Estate, Kent, ME5 8RZ,	584					
BPP Professional Education	Aldine House, W12 8AW,	581					
Jeremy Watson	1 Egham's Court, Bucks, SL8 5YS,	575					
William Reed Publishing Ltd	BROADFIELD PARK, Crawley, RH11 9RT, JE1 8FT,	570					
Thomas Wrightman	29 Jasmine Gardens, London, HA2 8DE,	570					
Rough Stuff	Rothlea Lodge, Bovingdon, HP3 0PA, London, W1H 7UX,	517					
Addison Lee Plc	35-37 William Road, London, NW1 3ER,	513					
BPR Group Europe Ltd	52 Lant Street, London, SE1 3RB,	506					
Brinsop Court Estate	Bronsop, Hereford, HR4 6LS,	500					

Food Data Services Ltd	The Lodge, Yorkshire, YO10 5ZF	492					
The Outley Polisher Co Ltd	The Bara, Fawkham, DA3 8NJ, E1A 9KZ	442					
A S Gray Ltd	23 Lawrence Road, Halifax, HX3 0LW	425					
Tibard Ltd	TIBARD HOUSE, SK16 4UU	425					
Tony Buckingham Photographer	35 Happisburgh Road, Norfolk, NR28 5HB	425					
Dual Energy	Premium House, Worthing, BN11 2BJ	411					
Castle Water (Portsmouth Water)	1 Boat Brae, Blaingowrie, PH10 7BH, London	397					
SWALEC	PO Box 17, PO9 5DD	391					
Aztec Solutions Ltd	AZTEC HOUSE, HERTFORDSHIRE, HP2 7RA	378					
AppCheck Ltd	Unit 19, Pavilion Business Park, Royds Hall Road, Leeds, LS12 6AJ	360					
Gumtree.Com Limited	PO Box 751, TW9 1TZ, G2 6UA	275					
Fusion Security Integration Limited	Unit 6, RM1 9GJ	270					
Spectrum SG Ltd	Unit 3, Baildon, SS14 3EQ	261					
Anderson Cost Management	85 UNIVERSITY STREET, BELFAST, BT7 1HP, CM4 0NX	260					
E-on Electricity - Bacs	I & C Corporate Gas TeamTXU EnergyWharfedale Park, Ipswich, IP9 2AQ, CV37 8DF	251					
Orsted UK Ltd	5 Howick Place, London, SW1P 1WG, SW1E 5LL	243					
Tasty Tech Ltd	Tasty Tech Ltd, London, EC2A 1AF, TA1 3RB	239					
John Street Beverages Ltd	20 Knockhall Chase, Kent, DA9 9EN, SW1E 5LL	225					
Kingdom Coffee Int Ltd	1 Bridgewater Close, Reading, RG30 1JT	217					
Priest Concern Ltd	29 Pony Road, Oxford, OX4 2RD, SW1H 0BU	203					
ALS Food & Pharmaceutical Eclipse	Toppers Building, WF149DQ, SY2 8LG	192					
Barrett Window Cleaning Services	38 CAMERON GREEN, NORWICH, NR8 6UA	185					
Clouds Ultimate Manager Ltd	Eurocrafe House, York, YO30 4RY	180					
Simply Ingredients Ltd	12 Devonshire Place, London, W1G 6HU	161					
MasterCard Payment Gateway Services Ltd	17th Floor, London, E14 5NP	161					
Steve Page Commercial Cleaners		160					
British Gas - Business - BACS	1600 Parkway CourtOxford Business Park SouthGarsington Road, Oxford, OX4 2JY	151					
Roofcords Ltd (Defiveroo)	The River Building, London, EC4R 3TE	148					
KCOM - DD (Kingdon Communications)	37 Carr Lane, Hull, HU1 3RE	137					
Wagstream Ltd	59 Baler Street, London, W1U 7EU, GU22 0B	131					
Pip Printing Ltd	154 Marlbone Road, London, NW1 5PN	115					
Matthew Algie (Non Food)	16 Levmoor Road, G5 0UL	105					
Eircom Limited	1 Heuston South Quarter, St John Road, Dublin 8, IM4 7QH	99					
Strategic Resource Solutions Ltd	Regal Court, SL1 1EL, W18 1NH	66					
UBT (EU) Ltd	Exchange Place, Warwick, CV34 6BY	65					
Erok Hire Tools	Mill End Road, High Wycombe, HP12 4IN, GU27 3JP	55					
Kiddy & Partners	110 Cannon Street, London, EC4N 6EU, PO Box N-3944, Centre of Commerce, Nassau	29					
Cambridge Water Business	Green Lane, Walsall, WS2 7PD, SE10 0DX	27					
Siemens Financial Services Ltd	Salfon Park, SL2 4JS	17					
IMServ Europe Ltd	Scorpio, MK14 6LY	5					

		Total	8,906,267			0	
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Signature

H. Alkhusair

Date

29/07/20

INTERCOMPANY CREDITORS

Name of creditor or Claimant	Address (with postcode)	Amount of debt £
Azzurri Central Limited	3rd Floor Capital House, 25 Chapel Street, London, England; NW1 5DH	72,203,062
Ask 25 Limited	3rd Floor Capital House, 25 Chapel Street, London, England; NW1 5DH	1,612,000
ITS Limited	3rd Floor Capital House, 25 Chapel Street, London, England; NW1 5DH	229,381
ODM Group Limited	3rd Floor Capital House, 25 Chapel Street, London, England; NW1 5DH	205,781
Azzurri Group Limited	3rd Floor Capital House, 25 Chapel Street, London, England; NW1 5DH	15,388
	Total	74,265,612

Signature

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Date

29/07/20

LANDLORD CREDITORS

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Telford Zizzi	British Overseas Bank Nominees & WGL	135 Bishopsgate, London, EC2M 3UR	63,000
Cardiff 2 C Bay Zizzi	British Overseas Bank Nominees British	1 London Wall Place, London, EC2Y 5AU	63,000
Chelmsford Ask	ABSL Limited	69 High Street, Chelmsford, CM1 1BE	62,080
Leeds 2 - The Light Zizzi	Legal & General Assurance (Pensions M	Andrew Ferguson, Legal & General Investment Management Real Assets, On	61,938
St Giles Zizzi	Central Saint Giles Ltd Partnership C/O	Belvedere, 12 Booth Street, Manchester, M2 4AW	61,200
Cheltenham Ask	BHM Two LLP	4th Floor, 115 Baker Street, London, W1U 6RT	60,000
Edinburgh - Roxburgh/Advocates Zizzi	Urbanite Investments Ltd	The Tower, 7 Advocates Close, Edinburgh, EH1 1ND	59,600
Chiswick Zizzi	Ask Electronics	c/o Merton Davies Trustees Ltd, Heather Barn, Moat House Close, Acton Tru	58,833
Sheffield 4 - Leopold Zizzi	Threadneedle Pensions Ltd	Alex Brötnner, Threadneedle Portfolio Services Limited, Cannon Place, 78 Ca	58,200
Canterbury Ask	Kallis Properties Limited	Mountview Court, 1148 High Road, Whetstone, London	58,050
Brantree, Freeport Zizzi	Brantree Leisure Limited	C/O Workmen, 4th Floor, Minton Place, Station Road	57,865
Milton Keynes Cbx3 Zizzi	Highclere (MKHUB) Ltd	c/o Broad Oak Management Ltd, Unit 7, Mockliffe Business Park, Hockliffe, Be	57,700
Wentley-On-Thames Zizzi	OmniTrade Ltd	14 Bowling Green Lane, London, EC1R 0BD	57,525
Glasgow 2 - Queenwell Zizzi	Helel Gadonhead	24 Clevedon Gardens, Kelvinside, Glasgow, G12 3PT	57,000
Earls Court Zizzi	EC Holdings Ltd	c/o Amicorp Luxembourg S.A., 11-13 Boulevard De La Foire, L-1528 Luxemb	56,667
York Ask	York Conversation Trust Ltd	92 Micklegate, York, YO1 6UX	56,000
Durham Zizzi	Thealston Estates Ltd	Southlands, The Avenues, Eaglescliffe, Stockton on Tees	55,500
Chislehurst Zizzi	Weatherheads Television Ltd	c/o Brown & Lee, 15 Furzton Lake, Shirewell Crescent, Furzton	54,900
Brighton Ask	Bersleys Outfitters Ltd	14 St Leonards Road, Windsor, SL1 3BW	54,861
Manchester Corn Exchange Zizzi	J.P. Morgan Europe Ltd	as depositary of AVIVA Investors UK Property Fund, c/o Aviva Investors UK Fu	54,000
Manchester Piccadilly Zizzi	Legal and General UK Property Ltd	Andrew Ferguson, Legal & General Investment Management Real Assets, On	54,000
Notting Hill Gate Zizzi	The Campden Charities	27a Pembroke Villas, London, W11 9EP	54,000
Basingstoke Zizzi	Luxury Properties Inc C/O DVS Manager	DVS House, 4 Spring Villa Road, Edgeware, HA8 7EB	54,000
Lincoln Ask	National Grid UK Pension Scheme	C/O Airtel Fund Management Ltd, Chancery Exchange, 10 Farnival Street, Lu	53,712
Chichester Ask	Cassano Holdings Limited	PO Box 1, Portland House, Station Road, Ballisalis, Isle of Man	53,625
Gloucester Quays Zizzi	Gloucester Quays LLP	Rachel Scott, Peel Outlets Management Limited, Lifestyle Outlets Office, T2	53,490
Hereford Zizzi	Hereford Shopping Centre Ltd Partners	Ben Gross, The British Land Company PLC, York House, 45 Seymour Street	52,500
Westwood Cross Ask	Ravenside Investments Ltd	Andrew Russell, Landsec, 100 Victoria Street, London	52,479
Edinburgh - Queensferry Zizzi	Watson Investments	PO Box 29208, Dunfermline, Fife, KY12 2BQ	52,000
Salisbury Zizzi	Mineflow Investments Ltd	3 Court Lodge, 48 Sidland Square, London, SW1W 6AT	51,204
Billerica Ask	Chenstone Limited	c/o Burford & Partners LLP, Suite 2.07, 14 Grenville Street, London	51,000
Taunton Ask	Quantum Global Capital Ltd	19 The Terrace, Torquay, TQ1 1DN	51,000
Bristol Zizzi	ED3 Pension Plans Property Investment	Sasha Noble, CBRE Global Investors, Third Floor, One New Change	51,000
Staines Zizzi	Two Rivers Limited Partnership	c/o Aberdeen Asset Management, Edinburgh One, 60 Morrison Street, Edinb	51,000
Chelmsford Zizzi	Tesco Pension Trustees Ltd	Tesco House, Maes-y-Coed Road, Cardiff, CF14 4TT	50,100
Bath Zizzi	National Grid UK Pension Scheme	1-3 Strand, London, WC2N 8EH	50,000
Beckenham Zizzi	K/S Beckenhäm	Ewaldsgade 7, 2. sal, DK-2200 København, Denmark	49,923
Bournemouth Zizzi	UK Insurance Ltd	Sasha Noble, CBRE Global Investors, Third Floor, One New Change	48,600
Dorchester Zizzi	Audacious 3 A/R/L	c/o Savills (UK) Ltd, Wessex House, Priors Walk, Wimborne	48,000
Bradford Zizzi	Bradford Broadway Ltd	Regency Court, Gategny Esplanade, St Peter Port, Guernsey, GY1 1WW	48,000
Finchley Ask	The X-Leisure Ltd Partnership	Andrew Russell, Landsec, 100 Victoria Street, London	47,995
Portsmouth Zizzi	Gunwharf Quays Ltd	Andrew Russell, Landsec, 100 Victoria Street, London	47,808
Glasgow Port Dundas Ask	Janus Henderson UK Property PAIF	c/o Lambert Smith Hampton, United Kingdom House, 180 Oxford Street, Lon	47,440
Sheffield Ask	The Charities Property Fund	C/O Savills Commercial, Management-Treasury Dept, Belvedere, 12 Booth St	47,400
Cardiff 1 High St Zizzi	Dorabelle Properties Ltd	49 Welbeck Street, London, W1G 9XN	47,100
Greenwich Zizzi	Kent County Council Superannuation Fu	Financial Services Department, County Hall, Maidstone, ME14 1XQ	47,000
Bournemouth West Central Ask	Legal & General Leisure Fund Limited Pa	Andrew Ferguson, Legal & General Investment Management Real Assets, On	46,959
Hill Zizzi	St Stephens Shopping Centre Limited	Ben Gross, The British Land Company PLC, York House, 45 Seymour Street	46,500
Marlborough Ask	Kallis Properties Limited	Mountview Court, 1148 High Road, Whetstone, London	46,300
Durham Ask	Kent County Council Superannuation Fu	Financial Services Department, County Hall, Maidstone, ME14 1XQ	46,125
Hartgrove Zizzi	Unique Pub Properties Ltd	3 Monkspath Hall Road, Solihull, B90 4SL	46,000
Stratford Upon Avon Ask	Blue Coast Stratford LLP	Chelsea House, West Gate, London, W5 1DR	45,000
Edinburgh Ask	B35 Ltd	3 Melville Crescent, Edinburgh, EH3 7HW	45,000
Hitchin Zizzi	Norwich Consolidated Charities	c/o Brown & Co, The Atrium, St George's Street, Norwich	45,000
York Zizzi	Stanmay Properties (York) LLP	Victoria House, 10 Hartopp Road, Sutton Coldfield, B74 2RQ	44,700
Newport Zizzi	Fraser Walk LH Limited	Second Floor, Charles Bisson House, 30-32 New Street, St Helier, Jersey	44,000
Wokingham Zizzi	Maxon Marai	c/o Jerry Ellis, Office 2, 3rd Floor, 140-144 High Street	43,750
Port Solent Zizzi	Unilever UK Pension Fund Trustees Ltd	Unilever House, Springfield Drive, Leatherhead, Surrey, KT22 7DR	43,658
Aberdeen Zizzi	Union Square Developments Limited	Mike Eperion, Mannerison, Kings Place, 90 York Way, London	43,004
Colchester Ask	Loughborough Partnership	c/o Aker LLP, Flat 2, 71-73 Upper Berkeley Street, London	42,000
Kingslon Zizzi	Zucker Morgan Partnership	c/o Aker LLP, Flat 2, 71-73 Upper Berkeley Street, London	42,000
Bedford Zizzi	Janus Henderson UK Property PAIF	c/o Lambert Smith Hampton, United Kingdom House, 180 Oxford Street, Lon	42,000
Wembley Zizzi	London Designer Outlet LP	on behalf of Quintain LDO (GP) & LDO (Nominee) Ltd, 180 Great Portland Stre	41,440
Stevenage Ask	Legal & General Assurance (Pensions M	Andrew Ferguson, Legal & General Investment Management Real Assets, On	40,960
Swansea Ask	Kindale Enterprises LLP	11 Bedford Road, Barton-le-Clay, MK45 4JU	40,300
Birmingham New Street Ask	Steven A Partner & Arthur R Shaw	40a Hampstead High Street, London, NW3 1QE	40,000
Ipswich Ask	L & G Assurance Society Ltd - Linked Per	Andrew Ferguson, Legal & General Investment Management Real Assets, On	39,200
Great Malvern Ask	Propio Limited	8 Richmond Road, Sutton Coldfield, B73 6DL	39,000
Chichester Zizzi	John Hickman	The Barn, North Heath, Putborough, RM20 1UN	39,000
Loughdon Zizzi	Portland Place Ltd	The Coach House, Lippitts Hill, High Beach, Loughton	38,942
Maldstone Zizzi	Olivia Crozier	46-50 Earl Street, Maldstone, ME14 1PS	38,468
Worthing Ask	Fludrhy Holdings Ltd	3 Court Lodge, 48 Moane Square, London, SW1W 8AT	38,402
Shrewsbury Ask	Custodian Reit Plc	1 New Walk Place, Leicester, LE1 6RU	37,600

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Uxbridge Ask	Warrent Investments Plc	One Wellstones, Watford, WD17 2AE	907,283
Burgess Hill Ask	Warrent Investments Plc	One Wellstones, Watford, WD17 2AE	219,080
Spice Quay Ask	Lingbourn Properties (Spice Quay) Ltd	c/o Lingbourn Properties, 30 Triggs Close, Triggs Lane, Woking	534,748
Saffron Walden Ask	Promange Resources Ltd, South High Pr	29 Dennis Lane, Stanmore, HA7 4LS	88,724
Bath Ask	Dorabelle Properties Ltd	49 Welbeck Street, London, W1G 8XN	888,030
Southampton Ask	Rink Group Gaming Division Ltd	Tor Building, Saint-Cloud Way, Maldenhead, SL6 8BN	154,847
Reading Ask	Warrent Investments Plc	One Wellstones, Watford, WD17 2AE	257,946
Tunbridge Wells Ask	Tunbridge Wells Borough Council	Town Hall Royal Tunbridge Wells, TN11 1RS	224,175
Crawley Ask	Crawley Borough Council	Town Hall, The Boulevard, Crawley, RH10 1UZ	264,684
Berkhamsted Ask	Magnus Creative	Equity House, 128-136 High Street, Edgware, HA8 7TT	83,087
Hereford Ask	A G Cousins & Son	16 Linwood Road, Ware, SG12 7JQ	112,168
Edgbaston Ask	Wesleyan Assurance Society	Colmore Circus, Birmingham, B4 6AR	235,020
Exeter Ask	Premier Homes (Devon) Ltd	Barn A, Addlepool Business Park, Clyst St George, Exeter	380,896
Milton Keynes Xscape Ask	Xscape's Milton Keynes Partnership	Andrew Russell, Landsec, 100 Victoria Street, London	367,494
Sutton Coldfield Ask	Trans-World Investments Ltd	24 Northways Parade, College Crescent, Swiss Cottage, London	267,043
Newbury Ask	Newbury News Ltd	Newspaper House, Faraday Road, Newbury, RG14 2DW	119,501
Warwick Ask	Stranpark Properties Ltd	3 Court Lodge, 48 Moane Square, London, SW1W 8AT	208,981
Fareham Ask	Oceanview Investments Limited	130 Shirley Road, Shirley, Southampton, SO15 3FD	150,212
Northampton Ask	Northampton Borough Council	The Guildhall, 51 Giles Square, Northampton, NN1 1DE	187,762
Leamington Spa Ask	The Argonaut Pension Fund	Hathaway House, Popes Drive, Finchley, London	295,468
Stoweage Old Ask	Warrent Investments Plc	One Wellstones, Watford, WD17 2AE	194,788
Hereford Ask	Sterling House Estates Limited	Sterling House, Church Street, Ross-on-Wye, WR9 5HH	138,142
Bury St Edmunds Ask	Derbyshire County Council	James Cheeseman, Colliers, 50 George Street,	262,965
Hornchurch Ask	Kropfko Properties Ltd	18 Downshire Hill, London, NW3 1NR	857,595
Livingston Ask	Livingston Centre Limited	C/O Savills, Belvedere, 12 Booth Street, Manchester	210,938
Beverley Ask	D.H. Fletcher	1st Floor, 48 Saturday Market, Beverley, HU17 8AA, EC2R 5AA	222,125
Rayleigh Ask	Glenrose Properties Ltd	C/O Pelham Associates, 90 Long Acre, London, WC2E 9RA	216,542
Dorking Ask	RDC Dorking LLP	3 Angel Court, Pall Mall, London, SW1Y 8QF	60,090
Solihull Ask	Land Lease Europe GP Limited	20 Triton Street, Regent's Place, London, NW1 3BF	561,750
Birken Ask	Orbit Investments (Northern) Ltd	Emerson House, Hoyes Lane, Alderley Edge, SK9 7LF	128,697
Bromley Ask	BHM Ten LLP & Sippcholon Trustees Ltd	c/o Shelley Stock Muller LLP, 7-10 Chandos Street, London, W1G 9DQ	235,612
Swindon Ask	UK Commercial Property Finance Holdin	PO Box 255, Trafalgar Court, Les Banquiers, St Peter Port, Guernsey	311,579
Maidstone Ask	Reigate Property & Shares Limited	c/o Richards & Co, 14a Bell Street, Reigate, RH2 7BG	310,099
Harrogate Ask	4Urban Harrogate Ltd	3rd Floor, 30 Victoria Avenue, Harrogate, HG1 5PR	299,911
Leeds Ask	Michael Ferns	11-15 Farn Street, Mayfair, London, W1U 5RG	596,158
Eastbourne Ask	Performance Retail (General Partner) Li	One Coleman Street, London, EC2R 5AA	84,571
Worcester Surplus	Garth Enterprises Ltd	Whitecliffes Park, Prince Albert Drive, Ascot, SL5 8AQ, CF10 1FH	299,078
Stratford Upon Avon Surplus	PNFTS Real Estate Limited	c/o PradsFM Ltd, PO Box 295, Sam's House, Le Trudon, EC6A 1YH	27,092
Bournemouth Surplus	Metro Property Unit Trust	Liberte House, 19-23 La Motte Street, St Helier, Jersey, JE2 4SY, SW1E 5JL	51,168
Weybridge Surplus	Devonshire Metro Ltd	12 South Moton Street, London, W1K 5QN	57,905
Tonbridge Surplus	D. A. Ash, P. Ash	Edgwhill, Stonehouse Road, Halystead, Sevenoaks	68,855
Evesham Surplus	Supermax Properties Ltd	83 Lankers Drive, North Hallow, HA2 7PA	76,830
Orpington Surplus	Crane Holdings Limited	Bordage House, Le Bordage, St Peter Port, Guernsey, GY1 1BU, W1D 1HN	40,350
Lancaster Surplus	Rannerlow Limited	Office 10, E-Space South, 26 St Thomas Place, Ely, London, SW1E 9JL	148,832
Fleet Surplus	Central Corp Slough Ltd	Watlington Business Centre, Coaching House, Coaching Street, Watlington	60,894
Sunderland Surplus	Sunncliffe (Jersey) Ltd	28 Esplanade, St Helier, Jersey, JE2 8QA, EC2R 5AA	108,683
Nottingham Surplus	British Airways Pension Trustees Ltd	Whitelocke House, 2-4 Lampton Road, Hounslow, TW3 1HU, SE10 0DX	43,186
Glasgow Springfield Quay Surplus	Glasgow City Council / Strathclyde Pen	Capella, 60 York Street, Glasgow, G2 8UX	40,007
Headingley Surplus	ATC Properties	7 Cottage Road, Headingley, Leeds, LS6 4DD	176,562
Chiswick Surplus	Amberstar Ltd	46 Upper Grosvenor Street, London, W1R 2NW	991,896
Wimbledon Surplus	Péneridge Investments Limited	Bond House, First Floor, 19/20 Woodstock Street, London	75,674
West Hampstead Surplus	Homaie International Real Estate SARL	Place d'Armes 6-12, 1136 Luxembourg, Luxembourg, MK4 1GA	32,005
Crouch End Surplus	Gada Limited	11 Chestnut Avenue, Northwood, Middlesex, HA6 1HR	24,353
Cobbold Road Surplus	William Thomas White (2019030)	28 Osborne Street, South Yarra, Melbourne, Victoria 3141, W1H 7DB	45,950
Farnham Ask	CREST NICHOLSON OPERATIONS LIMITE	Quest House, Pycroft Road, Chertsey, Surrey, TN17 1AD	77,148
Newark Zizzi	George William Price Ltd (GW Price Ltd	19 Mill Road, Woodhouse Eaves, Loughborough, LE12 8RD	105,362
Derby 1 - Friar Gate Zizzi	Stenson Vale Properties	55A Springfield Road, London, N11 1RL, M2 4AW	100,529
Croydon Zizzi	Warrent Investments Plc	One Wellstones, Watford, WD17 2AE	149,004
Leicester 1 Belvoir St Zizzi	K/S Beckenham	Ewaldsgade 7, 2. sal, DK-2200 København; Denmark, EC3H 858	256,679
Richmond Zizzi	Mornington Estates Limited	c/o 3B-Global, 50 Rue du Marché, Suite 210, Dieppe, New Brunswick, Canada	216,523
Tunbridge Wells Zizzi	Future Farm UK Pty Ltd	One Glass Wharf, Bristol, BS2 0TX	303,866
Milton Keynes Theatre District Zizzi	Qilum Properties (Theatre District) Limi	Elizabeth House, 9 Castle Street, St Helier, JE2 3HT, N20 0RA	130,709
Reading Zizzi	C & L Property Partnership	East Sherford House, Great Sherford, Nuneaton, RG17 7EF	183,101
Finchley Zizzi	ELPL Property (UK) Ltd	40 Praeger Lane, London, NW3 6PP	336,995
Twickenham Zizzi	Nicholas van Zanten Trust	c/o David Harris & W B Trustees, 4th Floor, Boundary House, 91-93 Charter	197,118
Beaconsfield Zizzi	Burgess Wood LLP	53 Fulmer Drive, Gerrard Cross, SL9 7HS	317,457
Ipwich Zizzi	Barry Abrahams	5 Queens Lodge, 28 Uxbridge Road, Stanmore, Middlesex, HA7 3SZ	124,849
Bishops Cleeve Zizzi	Darenda News Ltd	c/o Rajan Gupta, 39 Crowhurst Avenue, Stanmore, HA7 1HW, EC2R 5AA	240,594
Edinburgh - Queen Zizzi	DN6 Grundbesitz GmbH	C/O CBRE, Pacific House, 70 Wellington Street, Glasgow, MG1 1HD	236,543
Woking Zizzi	Woking Borough Council	Civic Offices, Gloucester Square, Woking, GU21 6YU	77,719
Eastbourne Zizzi	Colin Taylor	4 Compton Drive, Eastbourne, BN20 8BY, TW3 1JL	204,853
Brentwood Zizzi	Moss & Co	The Meadows, Mountnessing Road, Blackmore, Ingatestone	157,360
Kenilworth Zizzi	Business Village Limited	Estates Office, Ladle Farm, Armistice, Stratford Upon Avon, TR1 2RF	149,820

Brighton Marina Zizzi	The X-Culture Ltd Partnership	Andrew Russell, Landsec, 100 Victoria Street, London, SW1E 5JL	282,192
Taunton Zizzi	Bond Investments	c/o Mr Graham Ford, The Old Bishops House, Sherford, Taunton	213,072
Finchley O3 Zizzi	LS (Finchley Road) Limited	Andrew Russell, Landsec, 100 Victoria Street, London	853,799
Pinner Zizzi	Stewart And Wight Plc	845 Finchley Road, London, NW11 8NA	281,273
Uxbridge Zizzi	Manacor & Manacor Nominees Ltd	Nick Round, Intu, 40 Broadway, London	160,480
Shrewsbury Zizzi	Scott & Newman Limited Executive Perm	Sika House, Sika Drive, Shrewsbury Business Park, Shrewsbury	141,532
Falmouth Zizzi	M Baker (Retail) Ltd	Senate Court Southernhay Gardens, Southernhay, Exeter, EX1 3NT, SW1H 0B	206,834
Watford Zizzi	Glasgow City Council/Strathclyde Pension	Capella Building, 60 York Street, Glasgow, G2 8XJ	287,200
Manchester King Street Zizzi	53 King Street LLP	53 King Street, Manchester, M2 4LQ	694,861
Sheffield 3 - The Moor Zizzi	Aberdeen UK Property Fund	c/o Aberdeen Asset Management, 1 George Street, Edinburgh, EH2 2LL	252,997
Welwyn Garden City Zizzi	WGC MHA Developments Limited	3rd Floor, 33 Lowndes Street, London, SW1X 9HX, SW1Z 0BU	176,181
Battersea Rise Surplus Zizzi	Nuclear Unilities Fund Ltd	c/o JLL, PO Box 62442, London, E14 1HA, SW1H 0BU	89,867
Highgate Village Surplus Zizzi	Ives Sites Developments Four Ltd	c/o Miles Commercial Ltd, 25 Mark Street, London, SW3 2ND, EC2R 5AA	211,751
Bristol Triangle Clifton Surplus Zizzi	Triangle Properties Ltd	80 Whitechapel Road, Clifton, Bristol, BS8 2LG	59,178
Shad Thames Surplus Zizzi	Langbourn Properties (Cardamom) Limited	c/o Langbourn Properties Ltd, 30 Tripps Close, Tripps Lane, Woking, SW1H 0B	452,840
Ringwood Surplus Zizzi	Veoman Estates Limited	13 Digswell Lodge, Digswell Rise, Welwyn Garden City, AL8 7NU, SW1E 5IL	55,970
Manchester Spinningfields Zizzi	PPF Real Estate Nominee 1 Ltd & PPF Real	Knollys House, 17 Addiscombe Road, Croydon, CR0 6SR	222,051
Esher Surplus Zizzi	Aissela Properties Ltd	Bannister Meadows, Baldhorn Road, Laxey, Isle of Man	41,430
		Total	32,331,626

Signature

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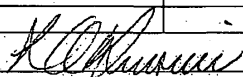
Date

29/07/20

OTHER CREDITORS

Name of creditor or Claimant	Address (with postcode)	Amount of debt £
HMRC		7,002,396
	Total	7,002,396

Signature



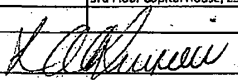
Date

27/07/20

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. of shares held	Nominal Value	Details of Shares held
Azzurri Central Limited	3rd Floor Capital House, 25 Chapel Street, London, England, NW1 5DH	13059056	3,264,764	Ordinary
Total			3,264,764	

Signature



Date

29/07/20