

The Insolvency Act 1986

Notice of statement of affairs**2.16B**

Name of Company Ablegrand Limited (In Administration)	Company number 04272226
In the High Court of Justice, Chancery Division, Companies Court [full name of court]	Court case number 11726 of 2008

(a) Insert full name(s)
and address(es) of
administrator(s)

I/We (a) Thomas Andrew Jack, Alan Michael Hudson and Simon Douglas

Ernst & Young LLP, 100 Barbirolli Square, Manchester, M2 3EY

attach a copy of:-

* Delete as applicable

* the statement(s) of affairs;

~~* the statement(s) of concurrence;~~

~~* a copy of the court order limiting disclosure in respect of the statement of affairs~~

in respect of the administration of the above company.

Signed

Joint Administrator(s)

Dated

Contact Details:

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

James Pollock	
Ernst & Young LLP, 1 More London Place, London, SE1 2AF	
	Tel: 0207 951 1241
DX Number:	DX Exchange:



A37 09/03/2009 177
COMPANIES HOUSE
21/02/2009 99
COMPANIES HOUSE

When you have completed and signed this form please send it to the Registrar of Companies at:

Companies House, Crown Way, Cardiff, CF14 3UZ

DX 33050 Cardiff

Statement of affairs

Name of Company

Ablegrand Limited (in Administration)

Company number

04272226

In the

High Court of Justice, Chancery Division, Companies Court
[full name of court]

Court case number

11726 of 2008

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

Statement as to the affairs of (a) Ablegrand Limited (in Administration)c/o Ernst & Young LLP, 100 Barbirolli Square, Manchester, M2 3EY(b) Insert date on the (b) 24 December 2008, the date that the company entered administration.

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) 24 December 2008 the date that the company entered administration.

Full name

STEPHEN PECKHAM

Signed



Dated

26-1-09

Assets

Assets subject to floating charge:

Uncharged assets:

Estimated total assets available for preferential creditors

Book Value (£)	Estimated to Realise (£)
NIL	NIL

Signature

Date _____

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

Name of creditor or claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
PROPERTY DEVELOPERS	SEE SHEET 1	5705	NONE		
ESTIMATED LOAN BANK COST	SEE SHEET 2	2910247	NONE		
		2,915,952			



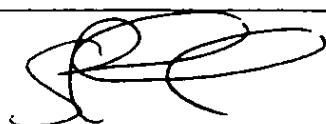
Signature

Date

26-1-09

A1 – Summary of Liabilities

		Estimated to realise (£)
Estimated total assets available for preferential creditors (carried from page A)	£	NIL
Liabilities	£ NIL	
Preferential creditors:-		
Estimated deficiency/surplus as regards preferential creditors	£	NIL
Estimated prescribed part of net property where applicable (to carry forward)	£ NIL	
Estimated total assets available for floating charge holders	£	NIL
Debts secured by floating charges	£ NIL	
Estimated deficiency/surplus of assets after floating charges	£	NIL
Estimated prescribed part of net property where applicable (brought down)	£ NIL	
Total assets available to unsecured creditors	£	NIL
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£ 1,915,952	
Estimated (deficiency) surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	£ (2,915,952)	
Shortfall to floating charge holders (brought down)	£ NIL	
Estimated (deficiency) surplus as regards creditors	£ (2,915,952)	
Issued and called up capital	£ 1	
Estimated total (deficiency) surplus as regards members	£ (2,915,953)	

Signature 

Date 26.1.09

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. of shares held	Nominal Value	Details of Shares held
ZAVVI GROUP LIMITED	MORRIS HOUSE 77-85 FULHAM PALMER ROAD, LONDON W6 8JA	1	£1	A ORDINARY
TOTALS		1	£1	

Signature



Date

26-1-07

Montes due Pre Dec Qtr

Ablegrand Limited

PropertyRef	PropertyName	PropertySearchNo	NetAmount	VATAmount	GrossAmount	FromDate	ToDate	ExpenseCodeDescription	Town
75008	Bishopsgate (Xpress), 152 Bishopsgate	106	1,949.08	292.36	2,241.44	01/01/2008	31/12/2009	Insurance 01/01/08 - 31/12/08	LONDON
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	-1,552.57	-232.89	-1,785.46	24/06/1998	23/06/1999	Bal Service Charge 24/06/98 - 23/06/1999	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	-1,754.65	-263.20	-2,017.85	24/06/1999	23/06/2000	Bal Service Charge 24/06/99 - 23/06/2000	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	1,710.25	256.54	1,966.79	24/06/2000	23/06/2001	Bal Service Charge 24/06/00 - 23/06/2001	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	270.84	40.63	311.47	24/06/2001	23/06/2002	Bal Service Charge 24/06/01 - 23/06/2002	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	460.53	69.08	529.61	01/09/2001	31/08/2002	Insurance 01/09/01 - 31/08/02	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	58.19	8.73	66.92	24/06/2002	23/06/2003	Bal Service Charge 24/06/02 - 23/06/2003	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	647.91	97.19	745.10	01/09/2002	31/08/2003	Insurance 01/09/02 - 31/08/03	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	843.22	126.48	969.70	24/06/2003	23/06/2004	Bal Service Charge 24/06/03 - 23/06/2004	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	787.11	118.07	905.18	01/09/2003	31/08/2004	Insurance 01/09/03 - 31/08/04	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	-118.78	0.00	-118.78	29/09/2004	24/12/2004	Overpayment 29/09/04 - 24/12/04	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	-2,776.09	-416.41	-3,192.50	24/06/2004	23/06/2005	Bal Service Charge 24/06/04 - 23/06/2005	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	26.12	3.92	30.04	24/06/2005	23/06/2006	Bal Service Charge 24/06/05 - 23/06/2006	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	357.35	53.60	410.95	24/06/2005	23/06/2006	Bal Service Charge 24/06/05 - 23/06/2006	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	142.00	21.30	163.30	24/06/2006	28/09/2006	Service Charge 24/06/06 - 28/09/06	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	142.00	21.30	163.30	29/09/2006	24/12/2006	Service Charge 29/09/06 - 24/12/06	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	2,344.66	351.70	2,696.36	24/06/2006	23/06/2007	Bal Service Charge 24/06/06 - 23/06/2007	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	300.25	45.04	345.29	24/06/2007	28/09/2007	Service Charge 24/06/07 - 28/09/07	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	300.25	45.04	345.29	29/09/2007	24/12/2007	Service Charge 29/09/07 - 24/12/07	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	300.25	45.04	345.29	25/12/2007	24/03/2008	Service Charge 25/12/07 - 24/03/08	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	0.01	0.00	0.01	25/03/2008	23/06/2008	Rent 25/03/08 - 23/06/08	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	300.22	45.03	345.25	25/03/2008	23/06/2008	Service Charge 25/03/08 - 23/06/08	DARTFORD
75013	Dartford, Unit 7, The Orchards Shopping Centr	171	207.54	31.13	238.67	24/06/2008	28/09/2008	Service Charge 24/06/08 - 28/09/08	DARTFORD

4,945.69	759.68	5,705.37
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Sheet 1

SHEET 1
Continued.

StrungAddress	CreditorRef	CreditorName	CreditorSearchName	InvoiceReference	InvoiceDate	PaymentDueDate	VATRateCode
152 Bishopsgate, LONDON, EC2N	L75008	PCO 199 Ltd	PCO199 LTD	84115	28/11/2008	19/12/2008	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44650	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44650	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44650	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44650	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	45220	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44650	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	45220	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	1084	31/12/2008	30/01/2009	E
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44650	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44815	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44745	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44650	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44681	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44625	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44698	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44709	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44724	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	41417	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44733	31/12/2008	30/01/2009	T
Unit 7, The Orchards Shopping	L75013	Daejan (Dartford) Ltd	Daejan (Dartford) Lt	44786	31/12/2008	30/01/2009	T

SPE
26-1-09

STORE	ADDRESS (full)	ADDRESS	STATUS	LEASE END (ECS)	CURRENT RENT	SC BUDGET NEXT SC YEAR	RATES BUDGET NEXT YEAR
AYR	187-195 High Street, AYR, Strathclyde, KA7 1QT	Unit 1, 187/195 High Street	SELF OCCUPIED	07/10/2012	77,400	n/a	34,560
BISHOPSGATE	152 Bishopsgate, LONDON, EC2N 3TP	152/154 Bishopsgate	SELF OCCUPIED	23/06/2012	191,500	5,250	63,404
BRAINTREE	9 George Yard Shopping Centre, BRAINTREE, Essex, CM7 1RB	9 George Yard	SELF OCCUPIED	28/09/2014	44,825	21,338	18,480
CHATHAM	175-177 High Street, CHATHAM, Kent, ME4 4BA	175/177 High Street	SELF OCCUPIED	28/09/2014	85,000	0	35,648
DARTFORD,	Unit 7, The Orchards Shopping Centre, DARTFORD, Kent, DA1 1DN	Unit 7, The Orchards Shopping Centre	SELF OCCUPIED	24/03/2015	50,000	21,064	10,200
HIGH WYCOMBE (OCTAGON)	D10, Octagon Shopping Centre, HIGH WYCOMBE, Buckinghamshire, HP11 2HU	Unit D10, Octagon Shopping Centre	SELF OCCUPIED	24/12/2014	142,300	27,079	67,415
HUDDERSFIELD	61-63 New Street, HUDDERSFIELD, West Yorkshire, HD1 2BQ	61/63 New Street	SELF OCCUPIED	24/12/2010	97,000	100,000	38,160
MANCHESTER, (KING ST)	35 King Street, MANCHESTER, M2 7AT	35 King Street	VACANT	27/09/2017	200,000	n/a	87,300
TONBRIDGE, (REMOTE)	Unit 6, The Pavillion, High Street, TONBRIDGE, Kent, TN9 1EL	Unit 6 The Pavillion (Let)	SUBLET	30/09/2010	31,250	5,951	n/a

Sheet 2



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LEASEHOLDER	Creditor Ref	Creditor Name	Address	Ablegrand		
				Rent	Service Charge	Rates
Ablegrand	L75012	Sun Life Pensions Management Limited	c/o NB Real Estate, 25 Sackville Street, London, W1S 3HQ	77,400	n/a	34,560
Ablegrand	L75008	Gatesbishop	c/o Pearl and Coutts Ltd, Third Floor, 9 White Lion Street, London, N1 9PD	191,500	5,250	63,404
Ablegrand	L75015	O Twelve George Yard Ltd	c/o DTZ, 3-5 Swallow Place, London, W1A 4NA	44,825	21,338	18,480
Ablegrand	L75007	Minelco Investment Ltd	3 Court Lodge, 48 Sloane Square, London, SW1W 8AT	85,000	0	35,648
Ablegrand	L75013	GVA GRIMLEY RE DAE	c/o GVA Grimley, PO Box 9370 3 Brindleyplace, BIRMINGHAM, B1 2JB	50,000	21,064	10,200
Ablegrand	L75016	DTZ DTI Ltd	c/o DTZ, 120 Edmund Street, Birmingham, West Midlands, B3 2ED	142,300	27,079	67,415
Ablegrand	L75130	Dawney Property Investment Ltd	15-17 Grosvenor Gardens, London, SW1W 0BD	97,000	100,000	38,160
Ablegrand	L75018	Victory Corporation PLC	Salisbury House, City Fields, Tangmere, Chichester, West Sussex, PO20 2FP	200,000	n/a	87,300
Ablegrand	L75014	Pavilion Partnership N Ireland LP	c/o BTW Shiells, Clarence House, 4-10 May Street, Belfast, Northern Ireland, BT1 4NJ	31,250	5,951	n/a
				919,275	180,682	355,167
			Two Years Rent Cost to exit			
					2,910,247	



26.1.09
05/03/2009 JWC:hw/hw/m