

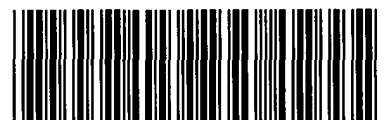
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**ACCSTOR LIMITED**

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**FINANCIAL STATEMENTS**  
**INFORMATION FOR FILING WITH THE REGISTRAR**  
**FOR THE YEAR ENDED 30 APRIL 2018**

MONDAY



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COMPANIES HOUSE

**ACCSTOR LIMITED**  
**REGISTERED NUMBER: 04537023**

**BALANCE SHEET**  
**AS AT 30 APRIL 2018**

	Note	2018 £	2017 £
<b>Fixed assets</b>			
Investments		10	-
Investment property	6	-	4,600,000
		<u>10</u>	<u>4,600,000</u>
<b>Current assets</b>			
Debtors: amounts falling due after more than one year	7	-	279,776
Debtors: amounts falling due within one year	7	773,085	24,734
Cash at bank and in hand	8	-	7,962
		<u>773,085</u>	<u>312,472</u>
Creditors: amounts falling due within one year	9	-	(641,540)
<b>Net current assets/(liabilities)</b>		<u>773,085</u>	<u>(329,068)</u>
<b>Total assets less current liabilities</b>		<u>773,095</u>	<u>4,270,932</u>
Creditors: amounts falling due after more than one year	10	-	(1,426,642)
<b>Net assets</b>		<u><u>773,095</u></u>	<u><u>2,844,290</u></u>
<b>Capital and reserves</b>			
Called up share capital	12	100	100
Profit and loss account		772,995	2,844,190
		<u><u>773,095</u></u>	<u><u>2,844,290</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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**ACCSTOR LIMITED**  
**REGISTERED NUMBER: 04537023**

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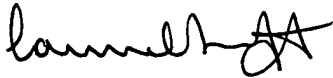
**BALANCE SHEET (CONTINUED)**  
**AS AT 30 APRIL 2018**

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The company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

*24th September 2018*



**MS C F Swift**

Director

The notes on pages 3 to 9 form part of these financial statements.

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## ACCSTOR LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2018

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#### 1. General information

Accstor Limited is a private limited company incorporated in England and Wales and has its registered office at Ellisam House, Purfleet Industrial Park A13, Purfleet, Essex, RM15 4YD.

The entity rents a warehouse to tenants for land transport activities.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

##### 2.2 Going concern

The company has ceased to trade post year end however the directors are of the opinion that the carrying value of the assets are not materially different to the break up basis therefore no adjustments have been noted.

##### 2.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

##### Rendering of services

Turnover from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

##### 2.4 Investment property

Investment property is carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of comprehensive income.

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## ACCSTOR LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2018

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## 2. Accounting policies (continued)

### 2.5 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Statement of comprehensive income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

Investments in listed company shares are remeasured to market value at each Balance sheet date. Gains and losses on remeasurement are recognised in profit or loss for the period.

### 2.6 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

### 2.7 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

### 2.8 Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

### 2.9 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

### 2.10 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

### 2.11 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

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## ACCSTOR LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2018

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#### 2. Accounting policies (continued)

##### 2.12 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

##### 2.13 Taxation

Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

#### 3. Employees

The average monthly number of employees, including directors, during the year was 3 (2017 - 3).

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ACCSTOR LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2018

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4. Tangible fixed assets

	Other fixed assets £
At 1 May 2017	200,211
Disposals	(200,211)
At 30 April 2018	-
At 1 May 2017	200,211
Disposals	(200,211)
At 30 April 2018	-
<b>Net book value</b>	
At 30 April 2018	-
At 30 April 2017	-

5. Fixed asset investments

	Unlisted investments £
<b>Cost or valuation</b>	
Additions	10
At 30 April 2018	10
<b>Net book value</b>	
At 30 April 2018	10
At 30 April 2017	-

**ACCSTOR LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2018**

**6. Investment property**

	<b>Freehold investment property £</b>
At 1 May 2017	4,600,000
Disposals	(4,600,000)
<b>At 30 April 2018</b>	<b>-</b>

The 2018 valuations were made by the directors, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	<b>2018 £</b>	<b>2017 £</b>
Historic cost	-	4,342,837
Accumulated depreciation and impairments	-	(811,040)
	<u>-</u>	<u>3,531,797</u>

**7. Debtors**

	<b>2018 £</b>	<b>2017 £</b>
<b>Due after more than one year</b>		
Other debtors	-	279,776
	<u>-</u>	<u>279,776</u>
<b>Due within one year</b>		
Trade debtors	-	2,533
Amounts owed by group undertakings	773,085	-
Other debtors	-	22,201
	<u>773,085</u>	<u>24,734</u>

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ACCSTOR LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2018

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8. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	-	7,962
	<u>-</u>	<u>7,962</u>

9. Creditors: Amounts falling due within one year

	2018 £	2017 £
Bank loans	-	205,329
Trade creditors	-	57,711
Amounts owed to group companies	-	33,339
Corporation tax	-	37,323
Other taxation and social security	-	11,490
Amounts owed to associated undertakings	-	250,000
Accruals and deferred income	-	46,348
	<u>-</u>	<u>641,540</u>

10. Creditors: Amounts falling due after more than one year

	2018 £	2017 £
Bank loans	-	440,095
Amounts owed to associated undertakings	-	986,547
	<u>-</u>	<u>1,426,642</u>

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ACCSTOR LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2018

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**11. Loans**

Analysis of the maturity of loans is given below:

	2018 £	2017 £
<b>Amounts falling due within one year</b>		
Bank loans	-	205,329
<b>Amounts falling due 2-5 years</b>		
Bank loans	-	440,095
	<u>-</u>	<u>645,424</u>

**12. Share capital**

	2018 £	2017 £
<b>Allotted, called up and fully paid</b>		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

**13. Post balance sheet events**

As at 1 May 2018 the entity ceased trading. It's net assets were transferred to Ellisam Properties Limited on 30 April 2018. The directors intend to keep the company dormant for the foreseeable future.

**14. Controlling party**

The immediate parent undertaking is that of Ellisam Properties Limited, a company incorporated in England and Wales.

**15. Auditors' information**

The full financial statements for the year ended 30 April 2018 have been audited by Barnes Roffe LLP of Charles Lake House, Claire Causeway, Crossways Business Park, Dartford, Kent DA2 6QA. The audit report was unqualified and signed off by Mario Ciantanni as the senior statutory auditor.