

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST OCTOBER 2022
FOR
EPIC INDUSTRIAL PARK LTD

Ainsworths Limited
Chartered Accountants
Charter House
Stansfield Street
Nelson
Lancashire
BB9 9XY

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FOR THE YEAR ENDED 31ST OCTOBER 2022**

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DIRECTOR: S Sarwar

SECRETARY: S Sarwar

REGISTERED OFFICE: Technology Centre
Bridge Street
Church
Accrington
Lancashire
BB5 4HU

REGISTERED NUMBER: 05193135 (England and Wales)

ACCOUNTANTS: Ainsworths Limited
Chartered Accountants
Charter House
Stansfield Street
Nelson
Lancashire
BB9 9XY

BALANCE SHEET
31ST OCTOBER 2022

	Notes	31.10.22 £	£	31.10.21 £	£
FIXED ASSETS					
Investment property	4		1,119,500		1,119,500
CURRENT ASSETS					
Debtors	5	60,769		37,092	
Cash at bank		<u>155,871</u>		<u>29,286</u>	
		216,640		66,378	
CREDITORS					
Amounts falling due within one year	6	<u>66,295</u>		<u>52,369</u>	
NET CURRENT ASSETS			<u>150,345</u>		<u>14,009</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,269,845		1,133,509
CREDITORS					
Amounts falling due after more than one year	7		(354,857)		(272,354)
PROVISIONS FOR LIABILITIES			<u>(82,705)</u>		<u>(82,872)</u>
NET ASSETS			<u>832,283</u>		<u>778,283</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Revaluation reserve	9		547,663		547,663
Retained earnings			<u>284,520</u>		<u>230,520</u>
SHAREHOLDERS' FUNDS			<u>832,283</u>		<u>778,283</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st October 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st October 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

BALANCE SHEET - continued
31ST OCTOBER 2022

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 26th October 2023 and were signed by:

S Sarwar - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST OCTOBER 2022**

1. STATUTORY INFORMATION

Epic Industrial Park Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover represents rental income receivable.

Investment properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Investment property is included at fair value. Gains and losses are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2021 - 1).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST OCTOBER 2022

4. INVESTMENT PROPERTY**FAIR VALUE**At 1st November 2021
and 31st October 2022**Total**
£**1,119,500****NET BOOK VALUE**

At 31st October 2022

1,119,500

At 31st October 2021

1,119,500

Fair value at 31st October 2022 is represented by:

Valuation in 2022

£**1,119,500**

If investment property had not been revalued it would have been included at the following historical cost:

	31.10.22	31.10.21
	£	£
Cost	<u>571,837</u>	<u>571,837</u>

Investment property was valued on a fair value basis on 31st October 2022 by the director .

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.22	31.10.21
	£	£
Trade debtors	25,000	25,000
Amounts owed by group undertakings	35,210	11,532
Other debtors	559	560
	<u>60,769</u>	<u>37,092</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.22	31.10.21
	£	£
Bank loans and overdrafts	28,197	37,806
Trade creditors	215	215
Amounts owed to group undertakings	20,026	-
Taxation and social security	10,699	8,348
Other creditors	7,158	6,000
	<u>66,295</u>	<u>52,369</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.10.22	31.10.21
	£	£
Bank loans	<u>354,857</u>	<u>272,354</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST OCTOBER 2022

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued

	31.10.22	31.10.21
	£	£
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans	<u>213,633</u>	<u>107,975</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	31.10.22	31.10.21
	£	£
Bank loan	<u>362,987</u>	<u>284,493</u>

The bank loan is secured by a fixed charge on the investment property and a floating charge over all other assets of the company.

9. RESERVES

	Revaluation reserve £
At 1st November 2021 and 31st October 2022	<u>547,663</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.