

Registered number  
05832308

West Ten Properties (UK) Limited

Unaudited Filleted Accounts

31 May 2019

**AMENDED**



**West Ten Properties (UK) Limited****Registered number:**

05832308

**Balance Sheet****as at 31 May 2019**

	Notes	2019 £	2018 £
<b>Fixed assets</b>			
Tangible assets	2	6,513,555	6,723,555
<b>Current assets</b>			
Debtors	3	623,972	204,722
Cash at bank and in hand		36,424	5,327
		<u>660,396</u>	<u>210,049</u>
<b>Creditors: amounts falling due within one year</b>	4	(160,962)	(251,353)
<b>Net current assets/(liabilities)</b>		<u>499,434</u>	<u>(41,304)</u>
<b>Total assets less current liabilities</b>		<u>7,012,989</u>	<u>6,682,251</u>
<b>Creditors: amounts falling due after more than one year</b>	5	(4,830,145)	(4,641,078)
<b>Provisions for liabilities</b>		(398,990)	(398,990)
<b>Net assets</b>		<u>1,783,854</u>	<u>1,642,183</u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Revaluation reserve	6	1,924,950	1,974,950
Profit and loss account		(141,196)	(332,867)
<b>Shareholders' funds</b>		<u>1,783,854</u>	<u>1,642,183</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.



Sanjiv Nahar  
Director

Approved by the board on 29 February 2020

**West Ten Properties (UK) Limited**  
**Notes to the Accounts**  
**for the year ended 31 May 2019**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

***Turnover***

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services.

***Investment properties***

Under FRS 102, investment properties are initially recognised at the purchase price plus other directly attributable costs. Investment properties are measured at fair market value at each reporting date with changes in such fair value, being recognised in the profit and loss account. No depreciation or amortisation is provided in respect of such investment properties.

***Tangible fixed assets***

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Motor vehicles 10% Straight line

***Taxation***

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

**2 Tangible fixed assets**

	Investment properties £	Motor vehicles £	Total £
<b>Cost</b>			
At 1 June 2018	6,723,555	6,500	6,730,055
Disposals	(210,000)	-	(210,000)
At 31 May 2019	<u>6,513,555</u>	<u>6,500</u>	<u>6,520,055</u>
<b>Depreciation</b>			
At 1 June 2018	-	6,500	6,500
At 31 May 2019	<u>-</u>	<u>6,500</u>	<u>6,500</u>
<b>Net book value</b>			
At 31 May 2019	<u>6,513,555</u>	<u>-</u>	<u>6,513,555</u>
At 31 May 2018	<u>6,723,555</u>	<u>-</u>	<u>6,723,555</u>

**West Ten Properties (UK) Limited**  
**Notes to the Accounts**  
**for the year ended 31 May 2019**

<b>3 Debtors</b>		<b>2019</b>	<b>2018</b>	
		<b>£</b>	<b>£</b>	
Other debtors		<u>623,972</u>	<u>204,722</u>	
<b>4 Creditors: amounts falling due within one year</b>		<b>2019</b>	<b>2018</b>	
		<b>£</b>	<b>£</b>	
Bank loans and overdrafts		21,117	21,117	
Trade creditors		101,283	215,522	
Taxation and social security costs		33,415	84	
Other creditors		<u>5,147</u>	<u>14,630</u>	
		<u>160,962</u>	<u>251,353</u>	
<b>5 Creditors: amounts falling due after one year</b>		<b>2019</b>	<b>2018</b>	
		<b>£</b>	<b>£</b>	
Bank loans		3,996,336	4,046,310	
Amounts owed to group undertakings and undertakings in which the company has a participating interest		38,294	9,500	
Other creditors		<u>795,515</u>	<u>585,268</u>	
		<u>4,830,145</u>	<u>4,641,078</u>	
There are two bank loans which commenced on 19 October 2017, both being secured on the company's freehold properties. One of the loans is for a period of 25 years at a rate of 3.59% per annum and the other for 5 years at a rate of 4.00%.				
<b>6 Revaluation reserve</b>		<b>2019</b>	<b>2018</b>	
		<b>£</b>	<b>£</b>	
At 1 June 2018		1,974,950	1,994,950	
Adjustment against revaluation reserve		(50,000)	(20,000)	
At 31 May 2019		<u>1,924,950</u>	<u>1,974,950</u>	
<b>7 Share capital</b>	Nominal value	<b>2019</b>	<b>2019</b>	<b>2018</b>
		<b>Number</b>	<b>£</b>	<b>£</b>
Allotted, called up and fully paid				
Ordinary shares	£1 each	100	100	100

**8 Controlling party**

The company is under the control of the directors, Sanjiv Nahar and Rajan Nahar, by virtue of their shareholding in the company's entire issued share capital.

**9 Other information**

West Ten Properties (UK) Limited is a private company limited by shares and incorporated in England. Its registered office is:  
255 Yeading Lane  
Hayes  
Middlesex  
UB4 9AE

**West Ten Properties (UK) Limited**  
**Notes to the Accounts**  
**for the year ended 31 May 2019**

- 10** These amended accounts replace the original accounts.  
They are now the statutory accounts.  
They have been prepared as at the date of the original accounts and not as at the date  
of the revision and accordingly do not deal with events between those dates.