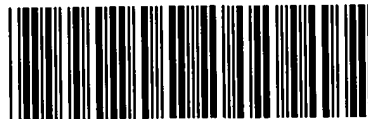


Company Registration No. 8467155 (England and Wales)

1 REDE PLACE LIMITED
ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2014

WEDNESDAY



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30/09/2015

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COMPANIES HOUSE

1 REDE PLACE LIMITED

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1 REDE PLACE LIMITED

INDEPENDENT AUDITORS' REPORT TO 1 REDE PLACE LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of 1 Rede Place Limited for the year ended 31 December 2014 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company in accordance with Chapter 10 of Part 15 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.


Howard Reuben (Senior Statutory Auditor)
for and on behalf of Arram Berlyn Gardner LLP

30 September 2015
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**Chartered Accountants
Statutory Auditor**

30 City Road
London
EC1Y 2AB

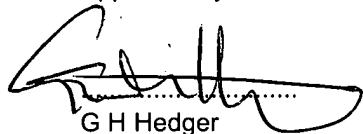
1 REDE PLACE LIMITED

ABBREVIATED BALANCE SHEET AS AT 31 DECEMBER 2014

	Notes	2014 £	£	2013 £	£
Current assets					
Stocks		5,665,849		5,000,000	
Debtors		79,572		6,174	
Cash at bank and in hand		331,635		46,893	
		<u>6,077,056</u>		<u>5,053,067</u>	
Creditors: amounts falling due within one year		<u>(2,716,199)</u>		<u>(2,414,230)</u>	
Total assets less current liabilities			3,360,857		2,638,837
Creditors: amounts falling due after more than one year	2		(4,944,396)		(3,929,693)
			<u>(1,583,539)</u>		<u>(1,290,856)</u>
Capital and reserves					
Called up share capital	3		100		100
Profit and loss account			<u>(1,583,639)</u>		<u>(1,290,956)</u>
Shareholders' funds			<u>(1,583,539)</u>		<u>(1,290,856)</u>

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board for issue on 30/09/15



G H Hedger
Director

Company Registration No. 8467155

1 REDE PLACE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2014

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Going concern

The financial statements have been prepared on a going concern basis even though at the Balance Sheet date the Company has net liabilities of £1,583,539.

The Directors consider the going concern basis to be appropriate because, in their opinion, the Company will continue to obtain sufficient funding to enable it to pay its debts as they fall due. If the Company were unable to obtain this funding, it would be unable to continue trading and adjustments would have to be made to reduce the value of assets to their realisable amount and to provide for any further liabilities which might arise.

1.3 Stock

Stock of properties are valued at the lower of cost and net realisable value.

1.4 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

2 Creditors: amounts falling due after more than one year

The aggregate amount of creditors for which security has been given amounted to £4,944,396 (2013: £3,929,693).

3 Share capital

	2014	2013
	£	£
Allotted, called up and fully paid		
100 Ordinary Shares of £1 each	100	100

4 Ultimate parent company

The ultimate parent company is Benchlevel Properties Limited, a company registered in England and Wales.

5 Related party relationships and transactions

Other transactions

The directors have provided personal guarantees up to the sum of £795,000 plus interest, charges, costs and expenses to the company's bankers in respect of the bank loan described in note 2.