

**EYE UNITY PROPERTY LIMITED  
UNAUDITED ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2023**

Ip's Associates Limited  
23 Argyle Street  
Liverpool  
L1 5BL

**Eye Unity Property Limited**  
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**Eye Unity Property Limited**  
**Abridged Balance Sheet**  
**As At 31 July 2023**

**Registered number:** 12731100

		<b>2023</b>		<b>2022</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>					
Tangible Assets	<b>4</b>		1,424		1,050
Investment Properties	<b>5</b>		494,510		310,766
			<u>495,934</u>		<u>311,816</u>
<b>CURRENT ASSETS</b>					
Debtors		2,418		10	
Cash at bank and in hand		<u>77,080</u>		<u>285,714</u>	
		79,498		285,724	
<b>Creditors: Amounts Falling Due Within One Year</b>		<u>(4,846 )</u>		<u>(1,944 )</u>	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<u>74,652</u>		<u>283,780</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>570,586</u>		<u>595,596</u>
<b>Creditors: Amounts Falling Due After More Than One Year</b>			<u>(604,933 )</u>		<u>(599,194 )</u>
<b>NET LIABILITIES</b>			<u>(34,347 )</u>		<u>(3,598 )</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	<b>6</b>		100		100
Profit and Loss Account			<u>(34,447 )</u>		<u>(3,698 )</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>(34,347)</u>		<u>(3,598)</u>

**Eye Unity Property Limited**  
**Abridged Balance Sheet (continued)**  
**As At 31 July 2023**

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For the year ending 31 July 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

All of the company's members have consented to the preparation of an Abridged Profit and Loss Account and an Abridged Balance Sheet for the year end 31 July 2023 in accordance with section 444(2A) of the Companies Act 2006.

On behalf of the board

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Ms Hau Yan Lam

Director

22 April 2024

The notes on pages 3 to 4 form part of these financial statements.

**Eye Unity Property Limited**  
**Notes to the Abridged Financial Statements**  
**For The Year Ended 31 July 2023**

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**1. General Information**

Eye Unity Property Limited is a private company, limited by shares, incorporated in England & Wales, registered number 12731100 . The registered office is 23 Argyle Street, Liverpool, L1 5BL.

**2. Accounting Policies**

**2.1. Basis of Preparation of Financial Statements**

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

**2.2. 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. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

**Sale of goods**

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

**Rendering of services**

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

**2.3. Tangible Fixed Assets and Depreciation**

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	- Not provided
Fixtures & Fittings	20% on Reducing balance

**2.4. Investment Properties**

All investment properties are 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 for. Changes in fair value are recognised in the profit and loss account.

**3. Average Number of Employees**

Average number of employees, including directors, during the year was: 2 (2022: 1)

**Eye Unity Property Limited**  
**Notes to the Abridged Financial Statements (continued)**  
**For The Year Ended 31 July 2023**

**4. Tangible Assets**

**Total**  
**£**

**Cost**

As at 1 August 2022	1,313
Additions	729
As at 31 July 2023	<u>2,042</u>

**Depreciation**

As at 1 August 2022	263
Provided during the period	355
As at 31 July 2023	<u>618</u>

**Net Book Value**

As at 31 July 2023	<u>1,424</u>
As at 1 August 2022	<u>1,050</u>

**5. Investment Property**

**2023**  
**£**

**Fair Value**

As at 1 August 2022	310,766
Additions	183,744
As at 31 July 2023	<u>494,510</u>

**6. Share Capital**

**2023**  
**£**

**2022**  
**£**

Allotted, Called up and fully paid	<u>100</u>	<u>100</u>
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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.