2 7 DEC 2017
EDINBURGH FRONT DESK

REGISTERED NUMBER: SC248579 (Scotland)

Abbey Road General Partner Limited

Unaudited Financial Statements

for the Year Ended 31 March 2017

SCT 27/12/2017 COMPANIES HOUSE

SCT

S8M505)1 27/12/2017 COMPANIES HOUSE

" enteritario", -

#268

Whitelaw Wells 9 Ainslie Place Edinburgh Midlothian EH3 6AS



Contents of the Financial Statements for the Year Ended 31 March 2017

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

James A. James

Company Information for the Year Ended 31 March 2017

DIRECTORS: J M Wilkie

A E White K D Murdoch

SECRETARY: J M Wilkie

REGISTERED OFFICE: 3 Forth Street Lane

North Berwick EH39 4JB

REGISTERED NUMBER: SC248579 (Scotland)

ACCOUNTANTS: Whitelaw Wells

9 Ainslie Place Edinburgh Midlothian EH3 6AS

BANKERS: The Royal Bank of Scotland

12 Westgate North Berwick EH39 4AF

SOLICITORS: DLA Piper Scotland LLP

Collins House Rutland Square Edinburgh EH1 2AA

Balance Sheet 31 March 2017

		2017		2016	
	Notes	£	£	£	£
FIXED ASSETS					
Investments	3 -		1		1
CURRENT ASSETS			•		
Debtors	4	2		301	
Cash at bank		1,892		189	
		1,894		490	
CREDITORS					-
Amounts falling due within one year	5	2,082		617	
NET CURRENT LIABILITIES		,	(188)		(127)
TOTAL ASSETS LESS CURRENT					
LIABILITIES			(187)		(126) ——
CAPITAL AND RESERVES					
Called up share capital			2		· 2
Retained earnings			(189)		(128)
SHAREHOLDERS' FUNDS			(187) =====		(126)

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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.

Abbey Road General Partner Limited (Registered number: SC248579)

Balance Sheet - continued 31 March 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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

The financial statements were approved by the Board of Directors on 18 December 2017 and were signed on its behalf by:

K D Murdoch - Director

Abbey Road General Partner Limited

Notes to the Financial Statements for the Year Ended 31 March 2017

1. STATUTORY INFORMATION

Abbey Road General Partner Limited is a private company, limited by shares, registered in Scotland. 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

First year adoption of Financial Reporting Standard 102 (FRS 102) Section 1A

These financial statements for the year ended 31 March 2017 are the first that are prepared in accordance with FRS 102 Section 1A. The previous financial statements were prepared in accordance with UK GAAP, the date of transition to FRS 102 Section 1A is 1 April 2015.

Turnover and revenue recognition

Turnover represents management charges in respect of services provided to limited partners, excluding value added tax.

Revenue is recognised in accordance with Financial Reporting Standard 5 "Reporting the Substance of Transactions", Application Note G "Revenue Recognition", and UITF 40 "Revenue Recognition and Service Contracts". In this respect, revenue is recognised in line with performance, to the extent that a right to consideration arises.

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.

Abbey Road General Partner Limited

Notes to the Financial Statements - continued for the Year Ended 31 March 2017

2. ACCOUNTING POLICIES - continued

Investments

Fixed asset investments are stated at cost less provision for diminution in value.

Going concern

These financial statements have been prepared on a going concern basis. At 31 March 2017 the company had net liabilities. In order to continue as a going concern the company will require the ongoing support of the directors and creditors.

3. FIXED ASSET INVESTMENTS

Э.	LIVED WOOK I HAKO IMEM IO		
			Interest in other participating interests £
	COST		
	At 1 April 2016		
	and 31 March 2017		1
	NET BOOK VALUE		
	At 31 March 2017		<u> </u>
	At 31 March 2016		1
4.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
		2017	2016
		£	£
	Amounts owed by participating interests	-	269
	Other debtors	2	32
			
		2	301
		فطالقان المالية المالية المالية	
5.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
		2017	2016
		£	£
	Other creditors	2,082	617

6. **SECURED DEBTS**

The Royal Bank of Scotland holds a floating charge over the assets of the company as security over loans and overdrafts granted to subsidiaries.

Abbey Road General Partner Limited

Notes to the Financial Statements - continued for the Year Ended 31 March 2017

7. CONTINGENT LIABILITIES

Under the Limited Partnership Agreement, the company is a General Partner of Abbey Road Limited Partnership, in which it holds a 0.99% interest. As General Partner, the company controls and has unlimited liability for the debts of Abbey Road Limited Partnership.

8. RELATED PARTY DISCLOSURES

LOANS TO PARTICIPATING INTERESTS

The company owed a Scottish Limited Partnership which it has an interest in £1,495 (2016: £269 due to the company) at the year end.

9. LIMITED PARTNERSHIP

The accounts of Abbey Road Limited Partnership for the period ended 31 March 2017 are appended to these accounts.

10. FIRST YEAR ADOPTION

In preparing the accounts, the director has considered whether in applying the accounting policies required by FRS102 a restatement of comparative items was needed. No restatements were required. Accordingly, no reconciliation of opening balances or net income / (expenditure) for the period has been prepared.



ABBEY ROAD LIMITED PARTNERSHIP
UNAUDITED PARTNERSHIP ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2017

Whitelaw Wells 9 Ainslie Place Edinburgh EH3 6AT

CONTENTS

	Page
Limited Partnership Information	1
Partners' Report	2
Income statement	3
Balance Sheet	4 - 5
Notes to the Financial Statements	6

LIMITED PARTNERSHIP INFORMATION

Limited Partnership Number SL005148

Registered Office 3 Forth Street Lane

North Berwick EH39 4JB

Accountants Whitelaw Wells

Chartered Accountants

9 Ainslie Place Edinburgh EH3 6AT

Bankers Royal Bank of Scotland plc

12 Westgate North Berwick EH39 4AF

Solicitors DLA Piper Scotland LLP

Collins House Rutland Square Edinburgh EH1 2AA

PARTNERS' REPORT FOR THE YEAR ENDED 31 MARCH 2017

The partners present their report and financial statements for the year ended 31 March 2017.

Principal activities

The principal activity of the limited partnership continued to be that of property investment.

Partners

Abbey Road Limited Partnership is a Partnership within the Limited Partnership Act 1907.

Abbey Road General Partner Limited is the general partner. There are two limited partners.

Legislation

Abbey Road Limited Partnership is required to prepare its financial statements under the Partnership (Accounts) Regulations 2008. These regulations require that the Partnership should be treated as a company of equivalent size and, as such, the accounts are prepared under company law.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

On behalf of the partners

Keith Murdoch

Director

For and on behalf of the General Partner, Abbey Road General Partner Limited

18 December 2017

INCOME ACCOUNT FOR THE YEAR ENDED 31 MARCH 2017

Notes	2017 £	2016 £
Turnover	160,075	194,485
Cost of sales	(20,298)	(50,056)
Gross profit	139,777	144,429
Administrative expenses	(18,139)	(224,423)
	121,638	(79,994)
Other operating income	(179,012)	1,900
		-
Operating (loss) 2	(57,374)	(78,094)
(Loss)/Profit on disposal of fixed assets	(536,832)	1,174,332
Dividends received	396,568	-
Interest received	14	4
Interest payable and similar charges	(70,713)	(108,619)
(Loss)/Profit for the financial year before appropriations	(268,337)	987,619

The notes on pages 7 to 14 form part of the financial statements.

ABBEY ROAD LIMITED PARTNERSHIP (REGISTERED NUMBER: SL005148)

BALANCE SHEET AS AT 31 MARCH 2017

			2017		2016
1	Votes	£		£	£
Fixed assets					
Tangible assets	3		2,217,841		3,019,655
Investments	4		220,001		220,002
		•	2,437,842		3,239,657
Current assets					
Debtors	5	175,053		736,793	
Cash at bank and in hand		177,029		31,831	
.		352,082		768,624	
Creditors: amounts falling due within one year	6	(1,718,955))	(837,063)	
Net current liabilities			(1,366,873)		(68,439
Total assets less current liabilities			1,070,969		3,171,218
Creditors: amounts falling due after					
more than one year	7		-		(1,796,912
					
			1,070,969		1,374,306
Partners' funds					
Partners' capital accounts	9		101		101
Partners' loan accounts	9		965,066		1,000,066
Fair Value Reserve	9		104,457		(1,298,266
Partners' current accounts	9		1,345		1,672,405
Total partners' funds	9		1,070,969		1,374,306
rater herrinera inilina	7		1,070,303		1,574,500

The Limited Partnership is entitled to exemption from audit under Section 477 of the Companies Act 2006 for year ended 31 March 2017.

The Limited Partners have not required the Limited Partnership to obtain an audit of financial statements for the year ended 31 March 2017 in accordance with Section 476 of the Companies Act 2006.

ABBEY ROAD LIMITED PARTNERSHIP (REGISTERED NUMBER: SL005148)

BALANCE SHEET AS AT 31 MARCH 2017

The General Partner acknowledges their responsibilities for:

- (a) ensuring that the Limited Partnership keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006.
- (b) preparing financial statements which give a true and fair view of the state of affairs of the Limited Partnership as at the end of the financial year and of its profit or loss for each financial year in accordance with the requirement 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 Limited Partnership.

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

These financial statements were approved by the General Partner on 18 December 2017 and were signed by:

Keith Murdoch

Director, for and on behalf of the General Partner, Abbey Road General Partner Limited

The notes on pages 7 to 14 form part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

Accounting convention

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

Preparation of consolidated financial statements

The financial statements contain information about Abbey Road Limited Partnership as an individual entity and do not contain consolidated financial information as the parent of a group. The entity has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Reconciliation with previous Generally Accepted Accounting Practice

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 a restatement of comparative items was needed. No restatements were required. In accordance with the requirements of FRS 102 a reconciliation of opening balances and net income/ (expenditure) for the year is provided with net income/(expenditure) for the year is provided with net income/(expenditure) under the previous GAAP adjusted for the presentation of investment gains as a component of reported income.

Reconciliation of reported net income	£
Net income as previously stated	985,719
Adjustment for gains/losses on investments now treated as a component of net income	1,900
	
2016 net income as restated	987,619

Turnover and revenue recognition

Turnover represents rental income, excluding value added tax.

Rent is recognised in accordance with the lease agreement. Where there are lease incentives, such as rent-free periods, the rent relating to these incentives is accrued and subsequently released over the full period of the lease agreement.

Tangible fixed assets

Investment properties are shown at their fair value. Any surplus or deficit arising from changes in fair value are recognised in the income statement for the year. A reduction in value due to the fluctuation in the property market conditions is not considered to be permanent.

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies (continued)

Investments

Fixed asset investments are stated at cost less provision for diminution in value.

Income and expenses

Income from investments and expenses are accounted for on an accruals basis.

Taxation

No provision for taxation has been made as the individual partners are responsible for settling their own tax liabilities.

Allocation of income, gains and losses

Allocation of net income, net losses and capital gains and losses are made in accordance with the Limited Partnership Agreement.

Financial instruments

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

All loans with related parties are repayable on demand.

2 Operating loss

The operating loss is stated after charging:-

	2017	2016
Income received under operating leases – rent	160,075	194,485

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 MARCH 2017

3	Tangible fixed assets	
	•	Investment
		Properties
		£
	Cost or valuation	
	At 1 April 2016	3,019,655
	Purchases	627,198
	Disposals	(1,250,000)
	Revaluation	(179,012)
	At 31 March 2017	2,217,841

The investment properties were revalued on an open market basis on 31 March 2017 by the General Partner and were not deemed to be materially different to the carrying amount.

On a historical cost basis the properties would have been included at £2,113,384 (2016: £4,317,921). All properties are held for rental under operating leases.

4 Fixed asset investments

	Loans to		Shares	
	participating	Unlisted	in group	
	interests	investments	undertakings	Total
	£	£	£	£
Cost or valuation				
At 1 April 2016	180,000	40,000	2	220,002
Disposals	-	-	(1)	(1)
At 31 March 2017	180,000	40,000	1	220,001
Net be absolve				
Net book value				
At 31 March 2017	180,000	40,000	1	220,001
		***************************************	=	
At 31 March 2016	180,000	40,000	2	220,002
				

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 MARCH 2017

Fixed asset investments (continued)

Included above are 40,000 £1 ordinary shares in La Giettaz Properties Limited, representing 17.39% of the total share capital, and loans of £180,000 to the same company. La Giettaz Properties Limited had aggregate capital and reserves of £199,994 at 30 April 2016. However, this included £2,304,306 of loans to its wholly owned subsidiary, which had aggregate capital and reserves of (£841,000) at the same date. The recoverability of the above investments is dependent on the ability of this latter company to generate profits in the long term and, in the meantime, on the support of the investors in La Giettaz Properties Limited. The investors have indicated their willingness to continue supporting the company.

Holdings of more than 20%

At the start of the year, the limited partnership held more than 20% of the share capital of the following companies.

	Country of	el	Shares held
Subsidiary undertakings	Incorporation	Class	%
Abbey Road (Storage) Limited	Scotland	Ordinary	100.00
Pitreavie (Holdings) Limited	Scotland	Ordinary	100.00

In addition, Pitreavie (Holdings) Limited held 100% of the share capital of Pitreavie Property Company Limited, a company incorporated in Scotland.

The aggregate amount of capital and reserves and the results of these undertakings for the year ended 31 March 2017 were as follows:

Abbey	Road	(Sto	rage)	Limited
			_	_

Nature of business: Property Rental	2017 £	2016 £
Aggregate capital and reserves Profit for the year	- -	526 -
Pitreavie (Holdings) Limited		
Nature of business: Property Investment	2017	2016
	£	£
Aggregate capital and reserves	-	526,021
Profit for the year	-	528,176

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 MARCH 2017

4	Fixed asset investments (continued)		
	Pitreavie Property Company Limited		
	Nature of business: Property Rental	2017	2016
	, ,	£	£
	Aggregate capital and reserves	-	21,900
	Profit for the year	•	376,916

No results are available for the year ended 2017 for any of the companies as Abbey Road (Storage) Limited was dissolved on 5 July 2016 and Pitreavie (Holdings) Limited went into liquidation on 22 December 2016. Pitreavie Property Company Limited was struck off 4 July 2017.

5 Debtors

_		2017 £	2016 £
	Trade debtors	8,516	669,562
	VAT	87,532	-
	Amounts due from related parties	58,459	55,812
	Prepayments and accrued income	20,545	11,419
		175,052	736,793
6	Creditors: amounts falling due within one year		
		2017	2016
		£	£
	Bank loans	1,320,230	217,118
	Trade creditors	201,523	11,437
	Amounts owed to group undertakings	178,023	523,292
	VAT	-	9,085
	Other creditors	3,463	3,463
	Accruals and deferred income	15,716	72,668
			
		1,718,955	837,063

Included within amounts due to group undertakings is a loan of £nil (2016: £269) to the General Partner, Abbey Road General Partner Limited. The loan is interest free and there are no fixed repayment terms.

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 MARCH 2017

7	Creditors: amounts falling due after more than one year	2017	2016 £
		-	-
	Bank loans – 1-2 years	-	1,796,912
	Bank loans – 2-5 years	-	-
		-	1,796,912
8	Secured debts		
	Secured debts	2017	2016
		£	£
	Bank loans	1,320,230	2,014,030

The bank loans are secured by a fixed and floating charge over the assets of the limited partnership.

ABBEY ROAD LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 MARCH 2017

0	9 Partners' interest	Par	Partners' other interests	ests		Loans and		
		Partners	Fair Value	Partners	of To	other debts due	2017	2016
		Capital	reserve	accounts	Subtotal £	Partners	Total £	Total
	Partners' interests at 1 April 2016	101	(1,298,266)	1,672,405	374,240	1,000,066	1,374,306	362,687
	available for division amongst partners	•	ı	(268,337)	(268,337)	•	(268,337)	987,619
	Partners' interests after profit / (loss) for the year	101	(1,298,266)	1,404,068	105,903	1,000,066	1,105,969	1,350,406
	Transfers	•	1,402,723	(1,402,723)				, ,
	Loans introduced in year Loans repaid in the year		• •	` 1 1		90,000	90,000	24,000
	Partners' interests at 31 March 2017	101	104,457	1,345	105,903	965,066	1,070,969	1,374,306
	Amounts due to partners					965,066		

The Limited Partners' loans carry no interest and, in the event of a winding up, the amounts included in "Loans and other debts due to partners" rank behind all other debts of the partnership.

Account balances							
General Partner	1	•	1	-	•	н	1
Limited partners	100	104,457	1,345	105,902	965,066	1070,968	1,374,305
Partners' interests at 31 March 2017	101	104,457	1,345	105,903	990'596	1,070,969	1,374,306

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 MARCH 2017

10 Controlling parties

The Partnership is solely managed by the General Partner, Abbey Road General Partner Limited.

11 Related party disclosures

Abbey Road LP paid a related company £8,000 (2016: £8,140) in accountancy fees and recharges. £600 was paid to another related party in management fees.

During the year, a loan of £345,000 (2016: £215,075 was received) was repaid to the company and a loan of £2,364 (2016: £67 was received from) was made.

12 Post Balance Sheet Events

The Limited partnership is in the process of selling a number of investments properties since the year end.

Weld well

REPORT OF THE ACCOUNTANTS TO THE PARTNERS OF ABBEY ROAD LIMITED PARTNERSHIP

As described on the balance sheet, you are responsible for the preparation of the financial statements for the year ended 31 March 2017 set out on pages three to thirteen and you consider that the limited partnership is exempt from an audit.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

Whitelaw Wells 9 Ainslie Place

Edinburgh EH3 6AS

18 December 2017

DETAILED TRADING AND PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2017

	£	2017 £	£	2016 £
Turnover Rental income		160,075	_	194,485
		100,073		134,463
Cost of sales Property expenses		(20,298)		(50,056
Gross profit		139,777		144,429
Administrative expenses		(18,139)		(224,423
		121,638		(79,994
Other operating income Gain/(loss) on revaluation of investment properties		(179,012)		1,900
Operating loss		(57,374)		(78,094
Other interest receivable and similar income Loss)/ Gain on disposal of Investment property	(536,832)		1,174,332	
nterim distribution received on liquidation of subsidiary	396,568		-	
nterest received	14		-	
	(140,250)		1,174,332	
nterest payable				
Bank and finance interest paid Loan interest	(70,713)		(535) (108,084)	
	(70,713)		(108,619)	
		(210,963)		1,065,713
Loss)/profit before taxation		(268,337)		987,619

This page does not form part of the statutory financial statements.

SCHEDULE OF ADMINISTRATIVE EXPENSES FOR THE YEAR ENDED 31 MARCH 2017

		
	2017	2016
	£	£
Administrative expenses		
Accountancy	11,378	9,860
Professional fees	580	2,589
Bank charges	5,546	211,392
Sundry expenses	635	582
	18,139	224,423
		

This page does not form part of the statutory financial statements.