

REGISTERED NUMBER: 08939470 (England and Wales)

Abbreviated Unaudited Accounts
For The Year Ended 31st March 2016
for
CCP Property Investments Limited

**Contents of the Abbreviated Accounts
For The Year Ended 31st March 2016**

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	4

CCP Property Investments Limited

**Company Information
For The Year Ended 31st March 2016**

DIRECTORS:

Mr C Panayi
Miss E Charalambous
Ms E M Panayi
Mr G Antoniou

REGISTERED OFFICE:

Ground Floor
31 Kentish Town Road
London
NW1 8NL

REGISTERED NUMBER:

08939470 (England and Wales)

ACCOUNTANTS:

C.C. Panayi & Co LLP
Ground Floor
31 Kentish Town Road
London
NW1 8NL

CCP Property Investments Limited (Registered number: 08939470)

**Abbreviated Balance Sheet
31st March 2016**

	Notes	31.3.16 £	£	31.3.15 £	£
FIXED ASSETS					
Investment property	2		1,950,000		4,500,000
CURRENT ASSETS					
Debtors		21,000		-	
Cash at bank and in hand		<u>8,943</u>		<u>11,369</u>	
		29,943		11,369	
CREDITORS					
Amounts falling due within one year	3	<u>92,048</u>		<u>81,631</u>	
NET CURRENT LIABILITIES			<u>(62,105)</u>		<u>(70,262)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,887,895		4,429,738
CREDITORS					
Amounts falling due after more than one year	3		<u>1,858,453</u>		<u>1,872,039</u>
NET ASSETS			<u>29,442</u>		<u>2,557,699</u>

The notes form part of these abbreviated accounts

Abbreviated Balance Sheet - continued
31st March 2016

	Notes	31.3.16 £	£	31.3.15 £	£
CAPITAL AND RESERVES					
Called up share capital	4		100		100
Revaluation reserve			31,620		2,552,032
Profit and loss account			(2,278)		5,567
SHAREHOLDERS' FUNDS			<u>29,442</u>		<u>2,557,699</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2016 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 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
- (b) 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.

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

The financial statements were approved by the Board of Directors on 6th June 2016 and were signed on its behalf by:

Mr C Panayi - Director

Ms E M Panayi - Director

Miss E Charalambous - Director

Mr G Antoniou - Director

The notes form part of these abbreviated accounts

**Notes to the Abbreviated Accounts
For The Year Ended 31st March 2016**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover

Turnover represents net invoiced rent receivable, excluding value added tax.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Depreciation is not provided on the property.

Deferred tax

In accordance with the provisions of Financial Reporting Standard for Smaller Entities, no provision is made in respect of deferred taxation arising on the re-valuation of the company's investment properties on the basis that, at the balance sheet date, the company had no binding agreement to sell any of its properties.

2. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1st April 2015	4,500,000
Revaluations	(2,520,412)
Reclassification/transfer	(29,588)
At 31st March 2016	<u>1,950,000</u>
NET BOOK VALUE	
At 31st March 2016	<u>1,950,000</u>
At 31st March 2015	<u>4,500,000</u>

3. CREDITORS

Creditors include an amount of £ 1,919,000 (31.3.15 - £ 1,919,000) for which security has been given.

Notes to the Abbreviated Accounts - continued
For The Year Ended 31st March 2016

3. CREDITORS - continued

They also include the following debts falling due in more than five years:

	31.3.16	31.3.15
	£	£
Repayable by instalments	<u>1,500,285</u>	<u>1,537,091</u>

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.16	31.3.15
			£	£
100	Ordinary	£1	<u>100</u>	<u>100</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.