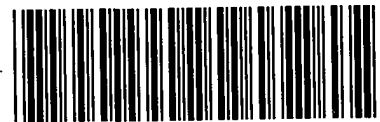


UXBRIDGE PROPERTIES LIMITED
ABBREVIATED ACCOUNTS
31 DECEMBER 2014

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UXBRIDGE PROPERTIES LIMITED

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UXBRIDGE PROPERTIES LIMITED

The following reproduces the text of the chartered accountants' report in respect of the company's annual financial statements, from which the abbreviated accounts (set out on pages 2 to 5) have been prepared.

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF UXBRIDGE PROPERTIES LIMITED FOR THE YEAR ENDED 31 DECEMBER 2014

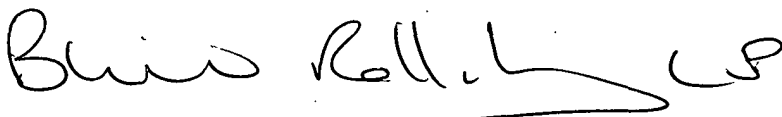
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Uxbridge Properties Limited for the year ended 31 December 2014 which comprise the profit and loss account, the balance sheet and the related notes from the company's accounting records and from information and explanations you have given to us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/regulations.

This report is made solely to the director of Uxbridge Properties Limited in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Uxbridge Properties Limited and state those matters that we have agreed to state to him in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Uxbridge Properties Limited and its director for our work or for this report.

It is your duty to ensure that Uxbridge Properties Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the company's assets, liabilities, financial position and profit. You consider that Uxbridge Properties Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of Uxbridge Properties Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



Blick Rothenberg LLP

Chartered Accountants

16 Great Queen Street
Covent Garden
London
WC2B 5AH

25 June 2015

UXBRIDGE PROPERTIES LIMITED

REGISTERED NUMBER: 03864299

**ABBREVIATED BALANCE SHEET
AS AT 31 DECEMBER 2014**

	Note	£	2014 £	£	2013 £
Fixed assets					
Investment property	2		-		9,200,000
Current assets					
Debtors	3	4,335,640		74,201	
Cash at bank		203,566		429,237	
		<u>4,539,206</u>		<u>503,438</u>	
Creditors: amounts falling due within one year		<u>(280,179)</u>		<u>(1,165,805)</u>	
Net current assets/(liabilities)			<u>4,259,027</u>		<u>(662,367)</u>
Total assets less current liabilities			<u>4,259,027</u>		<u>8,537,633</u>
Creditors: amounts falling due after more than one year			<u>(56,538)</u>		<u>(6,180,744)</u>
Provisions for liabilities					
Deferred tax			-		(82,255)
Net assets			<u><u>4,202,489</u></u>		<u><u>2,274,634</u></u>


UXBRIDGE PROPERTIES LIMITED
ABBREVIATED BALANCE SHEET (continued)
AS AT 31 DECEMBER 2014

	Note	£	2014 £	£	2013 £
Capital and reserves					
Called up share capital	4		1		1
Revaluation reserve			-		508,153
Profit and loss account			4,202,488		1,766,480
Shareholder's funds			<u>4,202,489</u>		<u>2,274,634</u>

The director considers that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 31 December 2014 and of its profit for the year in accordance with the requirements of sections 394 and 395 of the Act 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, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf by the sole director.


A L Cohen
 Director

Date: 25 June 2015

UXBRIDGE PROPERTIES LIMITED

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

1. Accounting policies

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, 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 April 2008).

1.2 Going concern

The company has adequate financial resources and as a consequence, the director believes that the company is well placed to manage its business risks successfully, to continue in operational existence and meet its liabilities as they fall due for the foreseeable future, being a period of at least twelve months from the date these financial statements were approved. Accordingly, the director continues to adopt the going concern basis in preparing the financial statements.

1.3 Turnover

Turnover comprises rental income from tenants net of value added tax. Rental income is recognised on an accruals basis in the period in which it is earned, in accordance with the terms of the lease.

Lease incentives granted are recognised as an integral part of total rental income and are therefore accounted for as a reduction of rental income over the shorter of the lease term or the period to the first rent review.

1.4 Investment properties

Investment properties are included in the balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the director, necessary in order to give a true and fair view of the financial position of the company.

1.5 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

UXBRIDGE PROPERTIES LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2014

1. Accounting policies (continued)

1.6 Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

1.7 Revaluation reserve

Unrealised capital surpluses and deficits are taken to the revaluation reserve.

2. Investment property

	£
Valuation	
At 1 January 2014	9,200,000
Disposals	(9,200,000)
	<hr/>
At 31 December 2014	-
	<hr/> <hr/>

The historical cost of the freehold investment property at 31 December 2013 was £8,691,847.

3. Debtors

Debtors include £4,335,640 (2013 - £NIL) falling due after more than one year.

4. Share capital

	2014 £	2013 £
Allotted, called up and fully paid		
1 Ordinary share of £1	1	1
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