

UXBRIDGE PROPERTIES LIMITED
ABBREVIATED ACCOUNTS
31 DECEMBER 2013

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UXBRIDGE PROPERTIES LIMITED

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UXBRIDGE PROPERTIES LIMITED
INDEPENDENT AUDITOR'S REPORT TO UXBRIDGE PROPERTIES LIMITED
FOR THE YEAR ENDED 31 DECEMBER 2013
UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of Uxbridge Properties Limited for the year ended 31 December 2013 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company in accordance with section 449 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 auditor's 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.

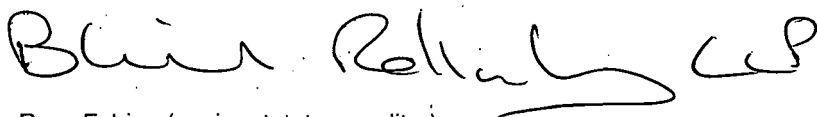
Respective responsibilities of director and auditor

The director is 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 are properly prepared.

Opinion on financial statements

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 on pages 2 to 5 have been properly prepared in accordance with the regulations made under that section.



Ross Fabian (senior statutory auditor)

for and on behalf of
Blick Rothenberg LLP

Chartered Accountants
Statutory Auditor

16 Great Queen Street
Covent Garden
London
WC2B 5AH

16 July 2014

UXBRIDGE PROPERTIES LIMITED

REGISTERED NUMBER: 03864299

**ABBREVIATED BALANCE SHEET
AS AT 31 DECEMBER 2013**

	Note	£	2013 £	£	2012 £
Fixed assets					
Investment property	2		9,200,000		9,200,000
Current assets					
Debtors		74,201		149,535	
Cash at bank		429,237		457,319	
		<u>503,438</u>		<u>606,854</u>	
Creditors: amounts falling due within one year		<u>(1,165,805)</u>		<u>(1,119,491)</u>	
Net current liabilities			<u>(662,367)</u>		<u>(512,637)</u>
Total assets less current liabilities			<u>8,537,633</u>		<u>8,687,363</u>
Creditors: amounts falling due after more than one year	3		<u>(6,180,744)</u>		<u>(6,375,719)</u>
Provisions for liabilities					
Deferred tax			<u>(82,255)</u>		<u>(66,860)</u>
Net assets			<u><u>2,274,634</u></u>		<u><u>2,244,784</u></u>
Capital and reserves					
Called up share capital	4		1		1
Revaluation reserve			508,153		508,153
Profit and loss account			<u>1,766,480</u>		<u>1,736,630</u>
Shareholder's funds			<u><u>2,274,634</u></u>		<u><u>2,244,784</u></u>

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. Cohen
Director

Date: 16 July 2014

UXBRIDGE PROPERTIES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2013

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 using the tax rates enacted or substantively enacted by the balance sheet date and which are expected to apply in the periods in which 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 2013

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 2013 and 31 December 2013

£

9,200,000

The freehold investment property was valued at the year end by the director, on an open market value for existing use basis.

The historical cost of the freehold investment property is £8,691,847 (2012: £8,691,847). If a provision were to be made for deferred tax on the basis of the full potential liability, the tax liability would be £nil (2012: £nil).

UXBRIDGE PROPERTIES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2013

3. Creditors:
Amounts falling due after more than one year

Creditors include amounts not wholly repayable within 5 years as follows:

	2013 £	2012 £
Bank loan repayable by instalments	-	5,355,818

The bank loan is secured by a fixed and floating charge over all assets of the company and by assignment of all rental income generated by the property and any other assets.

4. Share capital

	2013 £	2012 £
Allotted, called up and fully paid		
1 Ordinary share of £1	1	1