

REGISTERED NUMBER: 03864299 (England and Wales)

ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2009
FOR
UXBRIDGE PROPERTIES LTD

THURSDAY



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30/09/2010

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COMPANIES HOUSE

UXBRIDGE PROPERTIES LTD

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FOR THE YEAR ENDED 31 DECEMBER 2009

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UXBRIDGE PROPERTIES LTD
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2009

DIRECTOR: A L Cohen

SECRETARY: I Williamson

REGISTERED OFFICE: Wood Hall Farm Office
Wood Hall Lane
Shenley
Radlett
Hertfordshire
WD7 9AA

REGISTERED NUMBER: 03864299 (England and Wales)

AUDITORS: Chancery (UK) LLP
Chancery Pavilion
Boycott Avenue
Oldbrook
Milton Keynes
Buckinghamshire
MK6 2TA

REPORT OF THE INDEPENDENT AUDITORS TO
UXBRIDGE PROPERTIES LTD
UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts which comprise the Abbreviated Balance Sheet and the related notes, together with the full financial statements of Uxbridge Properties Ltd for the year ended 31 December 2009 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 auditors' 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 auditors

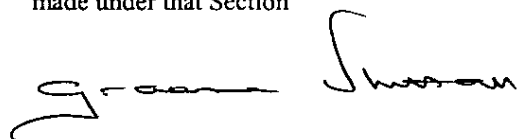
The director is responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you.

Basis of opinion

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 to be delivered are properly prepared.

Opinion

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 have been properly prepared in accordance with the Regulations made under that Section.



Graeme Whittall (Senior Statutory Auditor)
for and on behalf of Chancery (UK) LLP
Chancery Pavilion
Boycott Avenue
Oldbrook
Milton Keynes
Buckinghamshire
MK6 2TA

Date 29 9 2010

UXBRIDGE PROPERTIES LTD

ABBREVIATED BALANCE SHEET
31 DECEMBER 2009

	Notes	2009 £	2008 £
FIXED ASSETS			
Tangible assets	2	10,500,000	10,500,000
CURRENT ASSETS			
Debtors		108,497	287,893
Cash at bank		367,462	336,489
		<u>475,959</u>	<u>624,382</u>
CREDITORS			
Amounts falling due within one year	3	<u>2,162,296</u>	<u>2,138,125</u>
NET CURRENT LIABILITIES		<u>(1,686,337)</u>	<u>(1,513,743)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		8,813,663	8,986,257
CREDITORS			
Amounts falling due after more than one year	3	(6,858,632)	(6,965,607)
PROVISIONS FOR LIABILITIES		<u>(59,200)</u>	<u>(100,584)</u>
NET ASSETS		<u>1,895,831</u>	<u>1,920,066</u>
CAPITAL AND RESERVES			
Called up share capital	4	1	1
Revaluation reserve		1,909,339	1,932,733
Profit and loss account		<u>(13,509)</u>	<u>(12,668)</u>
SHAREHOLDERS' FUNDS		<u>1,895,831</u>	<u>1,920,066</u>

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 director on 27 9 2010 and were signed by


A L Cohen - Director

The notes form part of these abbreviated accounts

UXBRIDGE PROPERTIES LTD

NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2009

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 April 2008)

Turnover

Turnover represents rent receivable during the year, excluding value added tax. Rental income is recognised on a straight-line basis over the period of the lease. Operating lease incentives offered by the company are accounted for as a reduction of the rental income and are allocated over the shorter of the lease term and the period to the first rent review.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Freehold property - not provided

Deferred tax

The payment of taxation is deferred or accelerated because of timing differences between the treatment of certain items for accounting and taxation purposes. Full provision for deferred taxation is made under the liability method, without discounting, on all timing differences that have arisen, but not reversed by the balance sheet date, unless such provision is not permitted by FRS19. Deferred taxation is provided in full, in accordance with FRS19, on those timing differences that have arisen but not reversed by the balance sheet date, where the timing differences result in an obligation to pay more tax, or a right to pay less tax, in the future. Timing differences arise because of differences between the treatment of certain items for accounting and taxation purposes. Deferred taxation assets are recognised to the extent that it is regarded as more likely than not that they will be recovered.

Deferred taxation is measured at the tax rates that are expected to apply in the periods when the timing differences are expected to reverse, based on tax rates and law enacted or substantively enacted at the balance sheet date. Deferred taxation assets and liabilities are not discounted.

2 TANGIBLE FIXED ASSETS

	Total £
COST OR VALUATION	
At 1 January 2009	10,500,000
Additions	23,394
Revaluations	(23,394)
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At 31 December 2009	10,500,000
	<hr/>
NET BOOK VALUE	
At 31 December 2009	10,500,000
	<hr/>
At 31 December 2008	10,500,000
	<hr/>

3 CREDITORS

Creditors include an amount of £6,965,608 for which security has been given.

UXBRIDGE PROPERTIES LTD

NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2009

3 CREDITORS - continued

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

	2009 £	2008 £
Repayable by instalments	<u>6,180,728</u>	<u>6,375,706</u>

4 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid

Number	Class	Nominal value	2009 £	2008 £
1	Ordinary	1	<u>1</u>	<u>1</u>

5 RELATED PARTY DISCLOSURES

The company was a wholly owned subsidiary of Wood Hall Securities Limited, before the liquidation of the parent on 16 June 2010

The company borrowed £3,575 (2008 repaid £3,327,362) during the year and owed £1,821,946 (2008 £1,818,371) at the balance sheet date