

LEWISHAM MODEL MARKET LIMITED
ABBREVIATED FINANCIAL STATEMENTS AND
AUDITORS' REPORT
FOR THE YEAR ENDED 31 MAY 2000

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The company's registered number is 359129



AUDITORS' REPORT
TO LEWISHAM MODEL MARKET LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts on pages 2 to 4, together with the financial statements of the company for the year ended 31 May 2000 prepared under section 226 of the Companies Act 1985.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with section 246(5) and (6) of the Act to the registrar of companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

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. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full statutory accounts.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 246A(5) and (6) of the Companies Act 1985, and the abbreviated accounts on pages 2 to 4 are properly prepared in accordance with those provisions.

Other Information

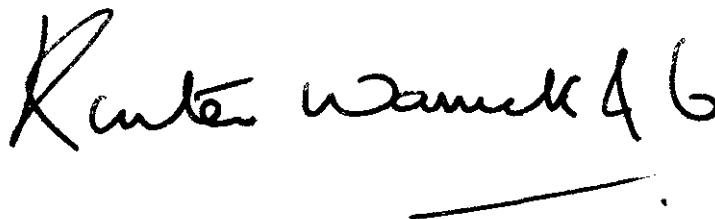
On 22 February 2001

we reported as auditors to the shareholders of the company on the full statutory accounts prepared under section 226 of the Companies Act 1985 and our audit report was qualified arising from omission of revaluation of investment properties and included the following paragraphs:-

"As explained in note 1(b) the financial statements do not include revaluation of investment properties as requested by Statement of Accounting Practice No 19 and we concur the properties are worth substantially in excess of cost.

Except for the failure to revalue investment properties, in our opinion the financial statements give a true and fair view of the state of the company's affairs at 31 May 1999 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985."

Kanter Warwick & Co
Chartered Accountants
and Registered Auditors
Senator House
2 Graham Road
Hendon
London NW4 3HJ



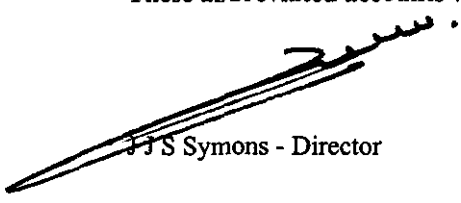
22 February 2001

LEWISHAM MODEL MARKET LIMITED
ABBREVIATED BALANCE SHEET
AT 31 MAY 2000

	Notes	2000 £	£	1999 £
FIXED ASSETS				
Tangible Assets	1b,2		356,826	395,450
CURRENT ASSETS				
Debtors		327,574		243,413
Cash at bank and in hand		749		741
		328,323		244,154
CREDITORS: Amounts falling due within one year		(87,550)		(107,605)
NET CURRENT ASSETS			240,773	136,549
NET ASSETS		£	597,599	£ 531,999
CAPITAL AND RESERVES				
Called up share capital	3		2,000	2,000
Profit and loss account			595,599	529,999
TOTAL CAPITAL EMPLOYED		£	597,599	£ 531,999

The abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

These abbreviated accounts were approved by the board of directors on 22 February 2001


J J S Symons - Director

The notes on pages 3 to 4 form part of these accounts

LEWISHAM MODEL MARKET LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MAY 2000

1. ACCOUNTING POLICIES

1a. Basis of accounting

The accounts have been prepared under the historical cost convention.

1b. Tangible fixed assets

Investment properties are stated at cost and have not been revalued. This represents a departure from the recommendations of the Statement of Standard Accounting Practice No.19, under which investment properties are required to be revalued annually. The Directors are of the opinion that the market values of the Company's investment properties are substantially in excess of cost.

No depreciation or amortisation is provided in respect of freehold investment properties. The directors consider that this accounting policy, which is not in accordance with the Companies Act 1985, results in the accounts giving a true and fair view.

Other fixed assets are shown at cost.

Depreciation is provided on a straight line basis, at the following annual rates in order to write off each asset over its estimated useful life.

	2000	1999
Freehold ground rents - % on cost	Nil	Nil
Freehold buildings - % on cost	Nil	Nil
Furniture and fittings - % on cost	15	15

1c. Turnover

Turnover comprises the amounts (excluding value added tax) derived from the provision of rents receivable and services in the normal course of business during the year.

LEWISHAM MODEL MARKET LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 MAY 2000

2. TANGIBLE FIXED ASSETS	2000	1999
	£	£
Cost		
At 1 June 1999	416,268	416,268
Disposals	(34,867)	-
At 31 May 2000	381,401	416,268
Depreciation		
At 1 June 1999	20,818	16,812
For the year	3,757	4,006
At 31 May 2000	24,575	20,818
Net Book Amounts		
At 31 May 2000	£ 356,826	£ 395,450
3. CALLED UP SHARE CAPITAL	2000	1999
Authorised:		
	£	£
1,000 Ordinary shares of £1 each	1,000	1,000
1,000 Deferred shares of £1 each	1,000	1,000
	£ 2,000	£ 2,000
Allotted, issued and fully paid:		
	£	£
1,000 Ordinary shares of £1 each	1,000	1,000
1,000 Deferred shares of £1 each	1,000	1,000
Total called up share capital	£ 2,000	£ 2,000