

Registered number
05008739

3 Cube Real Estate Limited

Filleted Accounts

31 January 2023

3 Cube Real Estate Limited
Report and accounts
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3 Cube Real Estate Limited

Company Information

Director

A Kahn

Accountants

Mayden Group Ltd

114-116 Manningham Lane

Bradford

BD8 7JF

Registered office

240 Canal Road

Bradford

BD1 4SX

Registered number

05008739

3 Cube Real Estate Limited**Registered number:** 05008739**Balance Sheet****as at 31 January 2023**

	Notes	2023 £	2022 £
Fixed assets			
Investment property	2	192,238	192,238
Current assets			
Debtors	3	158,781	230,790
Cash at bank and in hand		43,811	7,835
		<u>202,592</u>	<u>238,625</u>
Creditors: amounts falling due within one year	4	(1,097,436)	(1,172,712)
Net current liabilities		<u>(894,844)</u>	<u>(934,087)</u>
Total assets less current liabilities		<u>(702,606)</u>	<u>(741,849)</u>
Creditors: amounts falling due after more than one year	5	(96,273)	(96,007)
Net liabilities		<u>(798,879)</u>	<u>(837,856)</u>
Capital and reserves			
Called up share capital	9	10	10
Profit and loss account	10	(798,889)	(837,866)
Shareholder's funds		<u>(798,879)</u>	<u>(837,856)</u>

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit 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 the preparation of accounts.

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

A Kahn

Director

Approved by the board on 18 September 2023

3 Cube Real Estate Limited

Notes to the Accounts

for the year ended 31 January 2023

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

Investments property

The investment properties are stated as the directors' estimate of open market value. Unrealised gains on revaluation are taken to the revaluation reserve. Permanent diminutions in value are included as exceptional items in the profit and loss account.

Rental Income

Rental income has been included in the financial statements on a receivable basis, excluding value added tax.

Debtors

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

Creditors

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

Deferred Taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2 Investment Property	2023	2022
	£	£
Balance at 1 February		
Listed investments	192,238	555,055
Disposal	-	(362,817)
Balance at 31 January	192,238	192,238

3 Debtors	2023	2022
	£	£
Other debtors	0	230,790

4 Creditors: amounts falling due within one year	2023	2022
	£	£
Taxation and social security costs	24,417	15,274
Other creditors	1,073,019	1,157,438
	<u>1,097,436</u>	<u>1,172,712</u>

5 Creditors: amounts falling due after one year	2023	2022
	£	£
Bank loans	96,273	96,007
Amounts falling due in more than five years:		
Repayable by instalments	<u>96,273</u>	<u>96,007</u>

6 Taxation	2023	2022
	£	£
Current taxation		
Corporation tax on profit for the year at 19% (2022: 19%)	9,143	15,274
	<u>9,143</u>	<u>15,274</u>

7 Employees	2023	2022
	Number	Number
Average number of persons employed by the company	<u>0</u>	<u>0</u>

8 Secured debts	2023	2022
	£	£
The following secured debts are included within creditors:		
Bank Loan	<u>96,273</u>	<u>96,007</u>

Bank facilities are secured by a fixed charge on each of the Company's investment properties.

9 Share Capital	Nominal		Allotted, called up and fully paid	
	2023	2022	2023	2022
	£	£	£	£
Ordinary shares £1 each	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>

10 Reconciliation of movement on shareholders' deficit	Total		Total	
	Share capital	P&L account	2023	2022
	£	£	£	£
At 1 February 2022	10	(837,866)	(837,856)	(838,370)
Retained profit for the financial year	-	38,977	38,977	504
At 31 January 2023	<u>10</u>	<u>(837,866)</u>	<u>(798,879)</u>	<u>(837,866)</u>

All shareholders' deficits are attributable to equity interests.

11 Related party transactions

Other debtors include (nil (2022: £45,351) due from Kahn Landmark Limited. Other creditors include £nil (2022: £105,410) due to Project Kahn Limited, £50,000 (2022: £nil) due to Kahn Landmark Limited and £1,023,019 (2022: £1,047,028) due to Afzal Kahn. Mr A Kahn is a director and a beneficial holder of more than 20% of the issued share capital of Kahn Landmark Limited.

12 Other information

3 Cube Real Estate Limited is a private company limited by shares and incorporated in England and Wales. Its registered office is:

240 Canal Road

Bradford

BD1 4SX

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.