

**3 CUBE REAL ESTATE LIMITED  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 JANUARY 2021**

**3 CUBE REAL ESTATE LIMITED**  
**UNAUDITED ACCOUNTS**  
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**3 CUBE REAL ESTATE LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 JANUARY 2021**

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<b>Director</b>	Afzal KAHN
<b>Company Number</b>	05008739 (England and Wales)
<b>Registered Office</b>	240 CANAL ROAD BRADFORD WEST YORKSHIRE BD1 4SX
<b>Accountants</b>	Mayden Group Limited Chartered Certified Accountants 114-116 Manningham Lane Bradford West Yorkshire BD8 7JF

**3 CUBE REAL ESTATE LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 JANUARY 2021**

	Notes	2021 £	2020 £
<b>Fixed assets</b>			
Investment property	<u>4</u>	555,055	555,055
<b>Current assets</b>			
Cash at bank and in hand		11,625	2,943
<b>Creditors: amounts falling due within one year</b>	<u>5</u>	(1,309,170)	(1,201,452)
<b>Net current liabilities</b>		(1,297,545)	(1,198,509)
<b>Total assets less current liabilities</b>		(742,490)	(643,454)
<b>Creditors: amounts falling due after more than one year</b>	<u>6</u>	(95,870)	(215,169)
<b>Net liabilities</b>		(838,360)	(858,623)
<b>Capital and reserves</b>			
Called up share capital		10	10
Profit and loss account		(838,370)	(858,633)
<b>Shareholders' funds</b>		(838,360)	(858,623)

For the year ending 31 January 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board and authorised for issue on 21 October 2021 and were signed on its behalf by

Afzal KAHN  
Director

Company Registration No. 05008739

**3 CUBE REAL ESTATE LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 JANUARY 2021**

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**1 Statutory information**

3 CUBE REAL ESTATE LIMITED is a private company, limited by shares, registered in England and Wales, registration number 05008739. The registered office is 240 CANAL ROAD, BRADFORD, WEST YORKSHIRE, BD1 4SX.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

***Rental income***

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

***Investment 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.

**4 Investment property**

	<b>2021</b>
	<b>£</b>
Fair value at 1 February 2020	555,055
At 31 January 2021	555,055
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FAIR VALUE	
At 1 February 2019	
and 31 January 2020	
NET BOOK VALUE	
At 31 January	
2020.....	555,055
At 31 January	
2021.....	555,055

**5 Creditors: amounts falling due within one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	119,319	10,162
Other creditors	1,189,851	1,191,290
	<hr/>	<hr/>
	1,309,170	1,201,452
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**3 CUBE REAL ESTATE LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 JANUARY 2021**

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<b>6 Creditors: amounts falling due after more than one year</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loans	95,870	215,169
Repayable by instalments		
Loans 1-2 years.....	NIL.....	10,162
Loans 2 - 5 years.....	NIL.....	30,486
Loans more than 5 years.....	95,870.....	174,521

**7 Transactions with related parties**

Other creditors include £105,410 (2020: £99,502) due to Project Kahn Limited, £376,066 (2020: £376,066) due to Kahn Landmark Limited and £675,000 (2020: £682,347) 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.

**8 Average number of employees**

During the year the average number of employees was 0 (2020: 0).

