

**Devon Commercial Property Limited**

**Abbreviated Annual Report**

**Year Ended 31 March 2007**

**Company Registration Number 05232239**

THURSDAY



A32

\*ARAK54EI\*  
30/10/2008  
COMPANIES HOUSE

601

# **Devon Commercial Property Limited**

## **Abbreviated Accounts**

**Year Ended 31 March 2007**

<b>Contents</b>	<b>Page</b>
Independent Auditor's Report to the Company	<b>1</b>
Abbreviated Balance Sheet	<b>3</b>
Notes to the Abbreviated Accounts	<b>4</b>

# **Devon Commercial Property Limited**

## **Independent Auditor's Report to Devon Commercial Property Limited**

### **UNDER SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated accounts which comprise the Balance Sheet and the related notes, together with the financial statements of Devon Commercial Property Limited for the year ended 31 March 2007 prepared under Section 226 of the Companies Act 1985

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. 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 audit work, for this report, or for the opinions we have formed.

#### **Respective Responsibilities of Directors and Auditor**

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 Sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

#### **Basis of Opinion**

We conducted our work in accordance with Bulletin 2006/3 "The special auditor's report on abbreviated accounts in the United Kingdom" 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 Sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.

#### **Other Information**

On 27 October 2008 we reported as auditor to the members of the company on the financial statements prepared under Section 226 of the Companies Act 1985 and our report included the following paragraph:

## **Devon Commercial Property Limited**

Independent Auditor's Report to Devon Commercial Property Limited *(continued)*

UNDER SECTION 247B OF THE COMPANIES ACT 1985

### **Emphasis of matter - Going concern**

Without qualifying our opinion, we draw attention to note 1a in the financial statements, which indicates that the company is reliant on the successful trading of Devon Cider Company Limited, the tenant of its property. This is a material uncertainty, which may cast significant doubt about the company's ability to continue as a going concern.

### **Francis Clark**

Chartered Accountants

Vantage Point

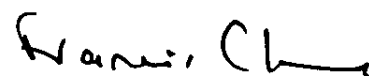
Woodwater Park

Pynes Hill

Exeter

EX2 5FD

27 October 2008



**Registered Auditors**

# Devon Commercial Property Limited

## Abbreviated Balance Sheet


31 March 2007

	Note	2007 £	2006 £
<b>Fixed Assets</b>			
Tangible assets	2	<u>4,965,000</u>	<u>4,965,000</u>
<b>Current Assets</b>			
Debtors		213,612	250,490
Cash at bank and in hand		<u>4,555</u>	<u>1,318</u>
		218,167	251,808
<b>Creditors: Amounts falling due within one year</b>	3	<u>(3,543,763)</u>	<u>(317,217)</u>
<b>Net Current Liabilities</b>		<u>(3,325,596)</u>	<u>(65,409)</u>
<b>Total Assets Less Current Liabilities</b>		<u>1,639,404</u>	<u>4,899,591</u>
<b>Creditors: Amounts falling due after more than one year</b>	4	<u>(8,000)</u>	<u>(2,829,403)</u>
		<u>1,631,404</u>	<u>2,070,188</u>
<b>Capital and Reserves</b>			
Called-up equity share capital	5	50,260	43,000
Revaluation reserve		2,036,625	2,036,625
Profit and loss account		<u>(455,481)</u>	<u>(9,437)</u>
<b>Shareholders' Funds</b>		<u>1,631,404</u>	<u>2,070,188</u>

These abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985

These abbreviated accounts have been approved for issue by the Board of Directors on 24 October 2008

  
Mr J W F McIlwraith

  
Mr R I Johnson

# **Devon Commercial Property Limited**

## **Notes to the Abbreviated Accounts**

**Year Ended 31 March 2007**

### **1. Accounting Policies**

#### **(a) Basis of accounting**

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of properties, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

During the year to 31 March 2007 the tenant of the property owned by the company ('DCPL') was The Devon Cider Company Limited ('DCCL'), an associated company

On 23 July 2007, DCCL went into administration. The administrators disposed of DCPL to Hexshelf 6 Limited, and the assets and trade of DCCL to Tiverton Bottling Company Limited, which subsequently changed its name to Devon Cider Company Limited ('Newco'). Hexshelf 6 Limited and Newco are subsidiaries of Hexshelf 8 Limited.

In connection with the above, DCPL raised a mortgage of £3.4m secured on its property and repaid its existing finance arrangements. The lease to DCCL was assigned to Newco without change to the terms and conditions.

The directors anticipate that the future trading of Newco will be successful and the company will be able to pay the rent to DCPL as it falls due. On this basis, the directors consider it appropriate to prepare the financial statements on the going concern basis. However, Newco is a highly-gearred new venture and its future success is uncertain. In the event that Newco was unable to continue trading, the accrued debtor of £180,375 relating to the accrual of rent recognised as earned during the initial rent-free period of the lease in accordance with UITF28, would need to be written off and company would need to find a new tenant or sell its freehold.

#### **(b) Turnover**

The turnover shown in the Profit and Loss Account represents rent receivable during the period exclusive of Value Added Tax.

#### **(c) Fixed assets**

All fixed assets are initially recorded at cost.

#### **(d) 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.

# Devon Commercial Property Limited

## Notes to the Abbreviated Accounts

Year Ended 31 March 2007

### 1. Accounting Policies *(continued)*

#### (e) Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows

Freehold Property - 2% straight line

The carrying values of tangible fixed assets are reviewed for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable

### 2. Fixed Assets

	<b>Tangible Assets £</b>
<b>Cost or Valuation</b>	
<b>At 1 April 2006 and 31 March 2007</b>	<b><u>4,965,000</u></b>
<b>Depreciation</b>	<b><u>—</u></b>
<b>Net Book Value</b>	
<b>At 31 March 2007</b>	<b><u>4,965,000</u></b>
<b>At 31 March 2006</b>	<b><u>4,965,000</u></b>

### 3. Creditors: Amounts falling due within one year

The following liabilities disclosed under creditors falling due within one year are secured by the company

	<b>2007 £</b>	<b>2006 £</b>
Bank loans and overdrafts	<b><u>3,500,000</u></b>	<b><u>102,597</u></b>

### 4. Creditors: Amounts falling due after more than one year

The following liabilities disclosed under creditors falling due after more than one year are secured by the company

	<b>2007 £</b>	<b>2006 £</b>
Bank loans and overdrafts	<b><u>-</u></b>	<b><u>2,821,403</u></b>

# Devon Commercial Property Limited

## Notes to the Abbreviated Accounts

Year Ended 31 March 2007

### 5. Share Capital

#### Authorised share capital:

	2007 £	2006 £
<b>Equity shares</b>		
1,000,000 Ordinary shares of £1 each	<u>1,000,000</u>	<u>1,000,000</u>

#### Allotted and called up:

	2007 No	£	2006 No	£
<b>Equity shares</b>				
Ordinary shares of £1 each	<u>50,260</u>	<u>50,260</u>	<u>43,000</u>	<u>43,000</u>

The amounts of paid up share capital for the following categories of shares differed from the called up share capital stated above due to unpaid calls and were as follows

	2007 £	2006 £
Ordinary shares	<u>-</u>	<u>6,800</u>

During the year the company issued 7,260 Ordinary £1 shares at par value

### 6. Ultimate Parent Company

At 31 March 2007 the company's parent company was The Devon Cider Company Limited (Company Number 3694018), a company incorporated in Great Britain and registered in England and Wales. Copies of this company's accounts can be obtained from Companies House.

### 7. Post Balance Sheet Events

Details of significant events since the balance sheet date are disclosed in note 1a to the accounts.