

**ESQUIRE PEARL REALTY (GILLINGHAM) LIMITED**

**UNAUDITED**

**ABBREVIATED ACCOUNTS**

**FOR THE YEAR ENDED 30 JUNE 2016**

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## ESQUIRE PEARL REALTY (GILLINGHAM) LIMITED

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The following reproduces the text of the Chartered accountants' report in respect of the company's annual financial statements, from which the abbreviated accounts (set out on pages 2 to 5) have been prepared.

### **CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF ESQUIRE PEARL REALTY (GILLINGHAM) LIMITED FOR THE YEAR ENDED 30 JUNE 2016**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Esquire Pearl Realty (Gillingham) Limited for the year ended 30 June 2016 which comprise the Profit and loss account, the Statement of total recognised gains and losses, the Balance sheet and the related notes from the company's accounting records and from information and explanations you have given to us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/membership/>

regulations-standards-and-guidance.

This report is made solely to the Board of directors of Esquire Pearl Realty (Gillingham) Limited, as a body, in accordance with the terms of our engagement letter dated 23 July 2014. Our work has been undertaken solely to prepare for your approval the financial statements of Esquire Pearl Realty (Gillingham) Limited and state those matters that we have agreed to state to the Board of directors of Esquire Pearl Realty (Gillingham) Limited, as a body, in this report in accordance with ICAEW Technical release TECH07/16AAF . To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Esquire Pearl Realty (Gillingham) Limited and its Board of directors, as a body, for our work or for this report.

It is your duty to ensure that Esquire Pearl Realty (Gillingham) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Esquire Pearl Realty (Gillingham) Limited. You consider that Esquire Pearl Realty (Gillingham) Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of Esquire Pearl Realty (Gillingham) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

#### **M+A Partners LLP**

Chartered Accountants

7 The Close  
Norwich  
Norfolk  
NR1 4DJ

30 March 2017

**ESQUIRE PEARL REALTY (GILLINGHAM) LIMITED**  
**REGISTERED NUMBER: 06432659**

**ABBREVIATED BALANCE SHEET**  
**AS AT 30 JUNE 2016**

	Note	£	2016 £	£	2015 £
<b>FIXED ASSETS</b>					
Investment property	2		-		7,125,000
<b>CURRENT ASSETS</b>					
Debtors		402,897		8,513	
Cash at bank		9,086		6	
		<u>411,983</u>		<u>8,519</u>	
<b>CREDITORS: amounts falling due within one year</b>		<u>(149,654)</u>		<u>(2,075,653)</u>	
<b>NET CURRENT ASSETS/(LIABILITIES)</b>			<u>262,329</u>		<u>(2,067,134)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>262,329</u>		<u>5,057,866</u>
<b>CREDITORS: amounts falling due after more than one year</b>	3		<u>-</u>		<u>(4,105,578)</u>
<b>NET ASSETS</b>			<u><u>262,329</u></u>		<u><u>952,288</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	4		3		3
Revaluation reserve			-		625,000
Profit and loss account			<u>262,326</u>		<u>327,285</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><u>262,329</u></u>		<u><u>952,288</u></u>

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 30 June 2016 and of its loss for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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**ESQUIRE PEARL REALTY (GILLINGHAM) LIMITED**

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**ABBREVIATED BALANCE SHEET (continued)**  
**AS AT 30 JUNE 2016**

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The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf by:

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**Mr J R Pickstock**  
Director

Date: 30 March 2017

The notes on pages 4 to 5 form part of these financial statements.

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**ESQUIRE PEARL REALTY (GILLINGHAM) LIMITED**

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**NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 30 JUNE 2016**

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**1. ACCOUNTING POLICIES**

**1.1 Basis of preparation of financial statements**

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention as modified by the revaluation of investment property and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**1.2 Turnover**

Turnover comprises rent receivable.

**1.3 Investment properties**

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

**2. INVESTMENT PROPERTY**

	£
<b>Valuation</b>	
At 1 July 2015	7,125,000
Additions at cost	425,000
Disposals	<u>(7,550,000)</u>
At 30 June 2016	<u><u>-</u></u>

On a historical cost basis these would have been included at an original cost of £7,273,134 (2015 - £6,848,134). The investment property was sold during the year.

**3. CREDITORS:**

**Amounts falling due after more than one year**

Creditors include amounts wholly repayable within 5 years as follows:

	2016	2015
	£	£
Repayable by instalments	<u><u>-</u></u>	<u><u>4,105,578</u></u>

The bank loan was settled on completion of the investment property sale dated 22 February 2016.

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**ESQUIRE PEARL REALTY (GILLINGHAM) LIMITED**

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**NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 30 JUNE 2016**

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**4. SHARE CAPITAL**

	<b>2016</b>	<i>2015</i>
	<b>£</b>	<b>£</b>
<b>Allotted, called up and fully paid</b>		
3 Ordinary shares of £1 each	<u><u>3</u></u>	<u><u>3</u></u>

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