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EAGLE PLACE PROPERTIES LIMITED

ACCOUNTS

FOR THE YEAR TO 31 MARCH 2010

**E A MORTIMER
28 Spring Lane
Lambley
Nottingham
NG4 4PH**

SATURDAY



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25/09/2010

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COMPANIES HOUSE

EAGLE PLACE PROPERTIES LIMITED

COMPANY INFORMATION

DIRECTORS

Mrs M J Siegert
Mr K Pickering

COMPANY SECRETARY

Mr K Pickering

COMPANY NUMBER

6461331

REGISTERED OFFICE

9 Eagle Place
South Kensington
London
SW7 3RG

ACCOUNTANT

E A Mortimer
28 Spring Lane
Lambley
Nottingham
NG4 4PH

BANKERS

The Royal Bank of Scotland
8 South Parade
Nottingham
NG1 2JS

EAGLE PLACE PROPERTIES LIMITED

DIRECTORS' REPORT FOR THE PERIOD TO 31 MARCH 2010

The directors present their report and financial statements for the year to 31 March 2010.

Directors

The following directors have held office since 1 April 2009.

Mrs M J Siegert

Mr K Pickering

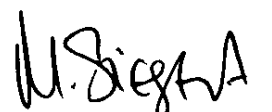
Directors Interests

	Ordinary Shares of £1 each	
	31.03.2010	31.03.2009
Mrs M J Siegert	100	100
Mr K Pickering	-	-
	<hr/> 100	<hr/> 100
	<hr/>	<hr/>

Principal Activity

The principal activity of the Company is that of owning and letting of business properties. This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies, as amended by the Companies Act 2006.

By order of the Board



M.J.Siegert Director
18 August 2010

EAGLE PLACE PROPERTIES LIMITED

ACCOUNTANT'S REPORT TO THE SHAREHOLDERS ON THE UNAUDITED ACCOUNTS OF EAGLE PLACE PROPERTIES LIMITED

I report on the accounts for the period to 31 March 2010 set out on pages 3 to 6.

Respective responsibilities of directors and reporting accountant

As described on page 5 the company's directors are responsible for the preparation of the accounts, and they consider that the company is exempt from an audit. It is my responsibility to carry out procedures designed to enable me to report my opinion.

Basis of opinion

My work was conducted in accordance with the Statement of Standards for Reporting Accountants, and so my procedures consisted of comparing the accounts with the records kept by the company, and making such limited enquiries of the officers of the company as I considered necessary for the purposes of this report. These procedures provide only the assurance expressed in my opinion.

Opinion

In my opinion:

- (a) the accounts are in agreement with the accounting records kept by the company under Section 386 of the Companies Act 2006;
- (b) having regard to, and on the basis of, the information contained in those accounting records:
 - (i) the accounts have been drawn up in a manner consistent with the accounting requirements specified in Section 393 of the Act; and
 - (ii) the company satisfied the conditions for exemption from an audit of the accounts for the period specified in Section 477(2) of the Act and did not, at any time within that period, fall within any of the categories of companies not entitled to the exemption specified in Section 476.



E A Mortimer

Reporting Accountant
Nottingham

18 August 2010

EAGLE PLACE PROPERTIES LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2010

	<u>Year to 2010</u>	<u>Period to 2009</u>
Rental income	287,206	80,703
Bank interest	-	38
	<hr/> 287,206	<hr/> 80,741
EXPENSES		
Interest and financing costs	120,358	-
Accountancy charge	550	500
Sundries and bank charges	66	36
Travelling expenses	1,490	1,355
Postage, stationery and telephone	390	370
Rent review charges	-	2,289
Directors remuneration	5,000	4,500
Legal charges re rent recovery	3,337	-
	<hr/> 131,191	<hr/> 9,050
Operating profit before tax	<hr/> 156,015	<hr/> 71,691
Taxation on operating profit	33,290	15,055
Dividends	34,000	-
Taxation adjustment	(53)	-
	<hr/> 67,237	<hr/> 15,055
P r o f i t s for year after Tax and Dividends	<hr/> 88,778	<hr/> 56,636

EAGLE PLACE PROPERTIES LIMITED**BALANCE SHEET****AT 31 MARCH 2010**

	<u>Year</u> <u>2010</u>	<u>Period</u> <u>2009</u>
FIXED ASSETS		
Freehold properties (Note 1.4)		
At cost to 31.03.2010	1,210,160	
Addition in year at cost	4,199,538	
	<hr/>	
	5,409,698	1,210,160
Investment		
MJP Properties (Nottingham) Limited	1,904,765	1,904,675
INTANGIBLE ASSETS		
Company formation expenses	284	284
	<hr/>	<hr/>
TOTAL FIXED AND INTANGIBLE ASSETS	7,314,747	3,115,119
CURRENT ASSETS		
Cash at bank	28,880	50,415
Prepayments	-	34,695
Deposit on property	-	2,850,000
	<hr/>	<hr/>
	28,880	2,935,110
	<hr/>	<hr/>
CURRENT LIABILITIES		
Taxation and VAT	45,561	16,059
Creditors	550	500
Creditors for rent	74,003	10,153
	<hr/>	<hr/>
	120,114	26,712
	<hr/>	<hr/>
TOTAL NET CURRENT ASSETS (LIABILITIES)	(91,234)	2,908,398
LONG TERM LIABILITIES		
Directors loan account	4,515,449	3,116,871
Bank loan	2,529,350	2,850,000
Associated Company	33,200	-
	<hr/>	<hr/>
	(7,077,999)	(5,966,871)
	<hr/>	<hr/>
	£ 145,514	£(56,736)
	<hr/>	<hr/>
REPRESENTED BY SHAREHOLDERS FUNDS		
Share capital (Note 3)	100	100
Undistributed profits (Note 4)	145,414	56,636
	<hr/>	<hr/>
	£ 145,514	£ 56,736
	<hr/>	<hr/>

EAGLE PLACE PROPERTIES LIMITED

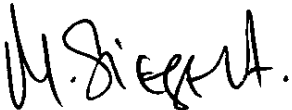
BALANCE SHEET as at 31 March 2010

In preparing these financial statements:

- (a) The directors are of the opinion that the company is entitled to the exemption from audit conferred by Section 477(2) of the Companies Act 2006;
- (b) No notice has been deposited under Section 2476 of the Companies Act; and
- (c) The directors acknowledge their responsibilities for:
 - (i) ensuring that the company keeps accounting records which comply with Section 386 of the Companies Act 2006; and
 - (ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit for the financial year in accordance with the requirements of Section 393, and which otherwise comply with the requirements of this Act relating to accounts, so far as is applicable to the company.

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies as amended by the Companies Act 2006.

The financial statements were approved by the Board on 18 August 2010.



M.J. Siegert

Director

18 August 2010

EAGLE PLACE PROPERTIES LIMITED

NOTES TO FINANCIAL STATEMENTS for the period ending 31 March 2010

1. Accounting policies

1.1 Accounting conventions

The financial statements are prepared under the historical cost convention.

The company meets its month to month revenue and capital requirements from its own resources and income.

The company is also supported by an interest free directors loan which will be repaid when funds are available in the future.

The company has taken advantage of the exemptions in Financial Reporting Standard 1 from the requirement to produce a cost flow statement on the grounds that it is a small company.

1.2 Compliance with accounting standards

The accounts have been prepared in accordance with applicable accounting standards.

1.3 Rental income represents rents in respect of the accounting period.

1.4 Fixed assets

The freehold properties are shown in the accounts at cost plus legal charges.

2. Taxation

Taxation has been provided on the profit for the year.

3. Share capital

	2010	2009
Authorised 100 shares of £1 each	£ 100	£ 100
Issued called up and fully paid 100 shares of £1 each	£ 100	£ 100

4. Reconciliation of movements in profit and loss account

	2010	2009
Undistributed profits for year brought forward	56,636	
Undistributed profits for year	88,778	56,636
Undistributed profits carry forward	£ 145,414	£ 56,636