

REGISTERED NUMBER: 06624281 (England and Wales)

Unaudited Financial Statements
for the Year Ended 31 December 2020
for
YUPELET 2 LTD

**Contents of the Financial Statements
for the Year Ended 31 December 2020**

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

YUPELET 2 LTD

**Company Information
for the Year Ended 31 December 2020**

DIRECTOR: Jason Christopher Coleman

REGISTERED OFFICE: Cleveland House
1-10 Sitwell Street
KINGSTON UPON HULL
East Yorkshire
HU8 7BE

REGISTERED NUMBER: 06624281 (England and Wales)

ACCOUNTANTS: G & C Professionals Limited
trading as Graham & Company
Chartered Certified Accountants
& Business Advisers
Cleveland House
1-10 Sitwell Street
KINGSTON UPON HULL
East Yorkshire
HU8 7BE

YUPELET 2 LTD (REGISTERED NUMBER: 06624281)

**Balance Sheet
31 December 2020**

	Notes	2020 £	£	2019 £	£
FIXED ASSETS					
Tangible assets	4		4,050,000		4,053,000
CURRENT ASSETS					
Debtors	5	62,252		35,212	
Cash at bank		<u>50,851</u>		<u>3,836</u>	
		113,103		39,048	
CREDITORS					
Amounts falling due within one year	6	<u>16,132</u>		<u>8,294</u>	
NET CURRENT ASSETS			<u>96,971</u>		<u>30,754</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			4,146,971		4,083,754
CREDITORS					
Amounts falling due after more than one year	7		<u>2,681,053</u>		<u>2,605,271</u>
NET ASSETS			<u>1,465,918</u>		<u>1,478,483</u>
CAPITAL AND RESERVES					
Called up share capital	9		50		50
Revaluation reserve	10		1,200,669		1,200,669
Capital redemption reserve	10		50		50
Retained earnings	10		<u>265,149</u>		<u>277,714</u>
SHAREHOLDERS' FUNDS			<u>1,465,918</u>		<u>1,478,483</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

Balance Sheet - continued
31 December 2020

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 29 September 2021 and were signed by:

Jason Christopher Coleman - Director

**Notes to the Financial Statements
for the Year Ended 31 December 2020**

1. STATUTORY INFORMATION

YUPELET 2 LTD is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover represents net invoiced sales of goods and services, excluding value added tax.

Tangible fixed assets

Investment properties and their contents are reviewed on an annual basis and revalued, where appropriate, so that they are shown on the balance sheet at their open market value. The valuations are carried out by the company's director. In accordance with Statement of Standard Accounting Practice Number 19, depreciation is only provided in respect of a permanent fall in the value of the company's investment assets . These assets are held for their investment potential and the director considers that the adoption of this policy is necessary in order to give a true and fair view.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2019 - 1) .

4. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST OR VALUATION			
At 1 January 2020			
and 31 December 2020	<u>3,930,000</u>	<u>195,540</u>	<u>4,125,540</u>
DEPRECIATION			
At 1 January 2020	-	72,540	72,540
Charge for year	-	<u>3,000</u>	<u>3,000</u>
At 31 December 2020	-	<u>75,540</u>	<u>75,540</u>
NET BOOK VALUE			
At 31 December 2020	<u>3,930,000</u>	<u>120,000</u>	<u>4,050,000</u>
At 31 December 2019	<u>3,930,000</u>	<u>123,000</u>	<u>4,053,000</u>

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

4. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 31 December 2020 is represented by:

	Freehold property £	Fixtures and fittings £	Totals £
Valuation in 2017	452,326	-	452,326
Valuation in 2012	982,356	-	982,356
Cost	<u>2,495,318</u>	<u>195,540</u>	<u>2,690,858</u>
	<u>3,930,000</u>	<u>195,540</u>	<u>4,125,540</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Other debtors	61,237	34,805
Prepayments	<u>1,015</u>	<u>407</u>
	<u>62,252</u>	<u>35,212</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Bank loans and overdrafts (see note 8)	2,500	-
Trade creditors	3,405	2,040
Corporation tax	8,067	3,273
Social security and other taxes	-	131
Accrued expenses	<u>2,160</u>	<u>2,850</u>
	<u>16,132</u>	<u>8,294</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2020 £	2019 £
Bank loans (see note 8)	47,500	-
Other loans (see note 8)	<u>2,633,553</u>	<u>2,605,271</u>
	<u>2,681,053</u>	<u>2,605,271</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Property mortgages	<u>2,633,553</u>	<u>2,605,271</u>
Repayable by instalments		
Bank loans payable in more than five years	<u>7,500</u>	<u>-</u>

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

8. LOANS

An analysis of the maturity of loans is given below:

	2020 £	2019 £
Amounts falling due within one year or on demand:		
Bank loans payable in less than one year	<u>2,500</u> <u>2,500</u>	<u>-</u> <u>-</u>
Amounts falling due between one and two years:		
Bank loans payable in one to two years	<u>10,000</u>	<u>-</u>
Amounts falling due between two and five years:		
Bank loans payable in two to five years	<u>30,000</u>	<u>-</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments	<u>2,633,553</u>	<u>2,605,271</u>
Property mortgages		
Repayable by instalments		
Bank loans payable in more than five years	<u>7,500</u>	<u>-</u>

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2020	2019
Number:	Class:	Nominal value:	£	£
50	Ordinary	£1	<u>50</u>	<u>50</u>

10. RESERVES

	Retained earnings £	Revaluation reserve £	Capital redemption reserve £	Totals £
At 1 January 2020	277,714	1,200,669	50	1,478,433
Profit for the year	17,435			17,435
Dividends	<u>(30,000)</u>			<u>(30,000)</u>
At 31 December 2020	<u>265,149</u>	<u>1,200,669</u>	<u>50</u>	<u>1,465,868</u>

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.