

REGISTERED NUMBER: 10898041 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

FOR

BEAL PROPERTY INVESTMENTS LIMITED

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for the Year Ended 31 March 2020

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BEAL PROPERTY INVESTMENTS LIMITED

COMPANY INFORMATION
for the Year Ended 31 March 2020

DIRECTOR: J T Beal

REGISTERED OFFICE: Windermere House
Windermere Terrace
Princes Park
Liverpool
Merseyside
L8 3SB

REGISTERED NUMBER: 10898041 (England and Wales)

ACCOUNTANTS: Musker & Garrett Limited
Chartered Accountants
Edward House
North Mersey Business Centre
Knowsley Industrial Park
Liverpool
Merseyside
L33 7UY

BEAL PROPERTY INVESTMENTS LIMITED (REGISTERED NUMBER: 10898041)**BALANCE SHEET****31 March 2020**

	Notes	2020 £	£	2019 £	£
FIXED ASSETS					
Investment property	4		3,035,000		3,135,000
CURRENT ASSETS					
Cash at bank		3,212		2,837	
CREDITORS					
Amounts falling due within one year	5	87,674		56,670	
NET CURRENT LIABILITIES			(84,462)		(53,833)
TOTAL ASSETS LESS CURRENT LIABILITIES			2,950,538		3,081,167
CREDITORS					
Amounts falling due after more than one year	6		2,916,449		2,925,413
NET ASSETS			34,089		155,754
CAPITAL AND RESERVES					
Called up share capital			3		3
Share premium			156,000		156,000
Revaluation reserve	7		(100,000)		-
Retained earnings			(21,914)		(249)
SHAREHOLDERS' FUNDS			34,089		155,754

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

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

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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.

The notes form part of these financial statements

BALANCE SHEET - continued
31 March 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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the director and authorised for issue on 28 January 2021 and were signed by:

J T Beal - Director

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 March 2020

1. STATUTORY INFORMATION

Beal Property Investments Limited 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 is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

There is no depreciation charged during the year.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

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

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2020

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2019	3,135,000
Revaluations	<u>(100,000)</u>
At 31 March 2020	<u>3,035,000</u>
NET BOOK VALUE	
At 31 March 2020	<u>3,035,000</u>
At 31 March 2019	<u>3,135,000</u>

Fair value at 31 March 2020 is represented by:

	£
Valuation in 2020	<u>3,035,000</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Other creditors	<u>87,674</u>	<u>56,670</u>

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

	2020 £	2019 £
Bank loans	2,666,449	2,675,413
Other creditors	<u>250,000</u>	<u>250,000</u>
	<u>2,916,449</u>	<u>2,925,413</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>2,666,449</u>	<u>2,675,413</u>

7. RESERVES

	Revaluation reserve £
Property revaluations	<u>(100,000)</u>
At 31 March 2020	<u>(100,000)</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.