

Avant Property Limited
Unaudited Financial Statements
for the Year Ended 31 October 2019

Grenfell James Associates Limited
13 The Courtyard
Timothys Bridge Road
Stratford Upon Avon
Warwickshire
CV37 9NP

**Contents of the Financial Statements
for the year ended 31 October 2019**

	Page
Company Information	1
Chartered Certified Accountants' Report	2
Balance Sheet	3 to 4
Notes to the Financial Statements	5 to 6

Avant Property Limited

**Company Information
for the year ended 31 October 2019**

DIRECTORS:

Mr E A Brunet
Mr S J R Tozer
Avant Restaurants Limited

REGISTERED OFFICE:

Bridge Farm
Button Street
Inglewhite
Preston
Lancashire
PR3 2LE

REGISTERED NUMBER:

11017540 (England and Wales)

ACCOUNTANTS:

Grenfell James Associates Limited
13 The Courtyard
Timothys Bridge Road
Stratford Upon Avon
Warwickshire
CV37 9NP

**Chartered Certified Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
Avant Property Limited**

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Avant Property Limited for the year ended 31 October 2019 which comprise the Statement of Income and Retained Earnings, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/rulebook>.

This report is made solely to the Board of Directors of Avant Property Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Avant Property Limited and state those matters that we have agreed to state to the Board of Directors of Avant Property Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at <http://www.accaglobal.com/factsheet163>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Avant Property 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 profit of Avant Property Limited. You consider that Avant Property Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Avant Property 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.

David Murphy FCCA on behalf of Grenfell James Associates Limited

Grenfell James Associates Limited
13 The Courtyard
Timothys Bridge Road
Stratford Upon Avon
Warwickshire
CV37 9NP

Date:

Avant Property Limited (Registered number: 11017540)**Balance Sheet
31 October 2019**

	Notes	2019 £	£	2018 £	£
FIXED ASSETS					
Tangible assets	4		80,531		85,005
CURRENT ASSETS					
Stocks		7,862		-	
Debtors	5	88,592		169,340	
Cash at bank and in hand		<u>147,641</u>		<u>153,661</u>	
		244,095		323,001	
CREDITORS					
Amounts falling due within one year	6	<u>439,264</u>		<u>599,803</u>	
NET CURRENT LIABILITIES			<u>(195,169)</u>		<u>(276,802)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(114,638)</u>		<u>(191,797)</u>
CAPITAL AND RESERVES					
Called up share capital			1		1
Retained earnings			<u>(114,639)</u>		<u>(191,798)</u>
			<u>(114,638)</u>		<u>(191,797)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) 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.
- (b)

Balance Sheet - continued
31 October 2019

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 Board of Directors and authorised for issue on 1 July 2020 and were signed on its behalf by:

Mr E A Brunet - Director

**Notes to the Financial Statements
for the year ended 31 October 2019**

1. STATUTORY INFORMATION

Avant Property 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.

Turnover

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

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Short leasehold	- 20% on reducing balance
Fixtures and fittings	- 25% on reducing balance
Computer equipment	- 33% on cost and 25% on reducing balance

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3 (2018 - 2) .

Notes to the Financial Statements - continued
for the year ended 31 October 2019

4. TANGIBLE FIXED ASSETS

	Short leasehold £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 November 2018	119,579	-	3,000	122,579
Additions	4,033	9,445	7,590	21,068
Disposals	(4,979)	-	-	(4,979)
At 31 October 2019	<u>118,633</u>	<u>9,445</u>	<u>10,590</u>	<u>138,668</u>
DEPRECIATION				
At 1 November 2018	37,136	-	438	37,574
Charge for year	<u>17,132</u>	<u>1,736</u>	<u>1,695</u>	<u>20,563</u>
At 31 October 2019	<u>54,268</u>	<u>1,736</u>	<u>2,133</u>	<u>58,137</u>
NET BOOK VALUE				
At 31 October 2019	<u>64,365</u>	<u>7,709</u>	<u>8,457</u>	<u>80,531</u>
At 31 October 2018	<u>82,443</u>	<u>-</u>	<u>2,562</u>	<u>85,005</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Trade debtors	-	72,955
Other debtors	<u>88,592</u>	<u>96,385</u>
	<u>88,592</u>	<u>169,340</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Trade creditors	40,194	81,759
Amounts owed to group undertakings	355,330	518,044
Taxation and social security	28,873	-
Other creditors	<u>14,867</u>	<u>-</u>
	<u>439,264</u>	<u>599,803</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.