

UNAUDITED FINANCIAL STATEMENTS

FOR THE PERIOD

21 JUNE 2018 TO 30 JUNE 2019

FOR

BUY TO LET INVESTMENTS LIMITED

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE PERIOD 21 JUNE 2018 TO 30 JUNE 2019

	Page
Company Information	1
Statement of Financial Position	2
Notes to the Financial Statements	3
Chartered Accountants' Report	6

BUY TO LET INVESTMENTS LIMITED
COMPANY INFORMATION
FOR THE PERIOD 21 JUNE 2018 TO 30 JUNE 2019

DIRECTOR: L C Freilich

SECRETARY: E Freilich

REGISTERED OFFICE: 5 Sentinel Square
Hendon
London
NW4 2EL

REGISTERED NUMBER: 11427533 (England and Wales)

ACCOUNTANTS: The Paris Partnership LLP
Chartered Accountants
Russell House
140 High Street
Edgware
Middlesex
HA8 7LW

STATEMENT OF FINANCIAL POSITION

30 JUNE 2019

	Notes	£
FIXED ASSETS		
Investment property	4	1,259,269
CURRENT ASSETS		
Debtors	5	248,056
Cash in hand		<u>4</u>
		248,060
CREDITORS		
Amounts falling due within one year	6	<u>(637,555)</u>
NET CURRENT LIABILITIES		<u>(389,495)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		869,774
CREDITORS		
Amounts falling due after more than one year	7	<u>(863,778)</u>
NET ASSETS		<u>5,996</u>
CAPITAL AND RESERVES		
Called up share capital	8	4
Retained earnings	9	<u>5,992</u>
SHAREHOLDERS' FUNDS		<u>5,996</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 30 June 2019.

The members have not required the company to obtain an audit of its financial statements for the period ended 30 June 2019 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 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)

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 on 20 March 2020 and were signed by:

L C Freilich - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 21 JUNE 2018 TO 30 JUNE 2019

1. STATUTORY INFORMATION

Buy To Let 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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 represents rental income receivable.

Investment property

No depreciation is provided in respect of these properties. This is a departure from the requirements of the Companies Act 2006 that depreciation is charged to systematically write off the cost of assets over their useful economic lives. The directors consider depreciation of these properties to be inappropriate. The policy adopted is considered necessary for the financial statements to give a true and fair view.

Taxation

Taxation for the period comprises current and deferred tax. Tax is recognised in the Income Statement, 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 statement of financial position date.

Going concern

The financial statements have been prepared on the going concern basis, which assumes that the company will continue to meet its liabilities as they fall due, by the continued support of the directors.

Cash and cash equivalent

Cash and cash equivalent include cash in hand, deposits held at call with banks, other short term liquid investments with original maturities of three months or less.

Basic financial assets

Basic financial assets, which include trade and other debtors and cash and bank balances, are initially measured at transaction price including transaction and where material are subsequently measured at amortised cost using the effective interest method, less any impairment.

Basic financial liabilities

Basic financial liabilities, including trade and other payables and loans from company undertakings that are classified as debt are initially measured at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at the market rate of interest.

Trade creditors are obligations to pay for goods or services that have been acquired that have been acquired in the ordinary course of business from suppliers. Accounts payables are classified as current liabilities if a payment is due within one year or less. If not, they are present as non current liabilities. Short term creditors are initially recognised at transaction price and where material are subsequently measured at amortised cost using the effective interest method.

Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 21 JUNE 2018 TO 30 JUNE 2019**2. ACCOUNTING POLICIES - continued****Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transactions price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was NIL.

4. INVESTMENT PROPERTY**FAIR VALUE**

Additions

Total
£

1,259,269

At 30 June 2019

1,259,269

NET BOOK VALUE

At 30 June 2019

1,259,269

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Amounts owed by group undertakings
Other debtors

£

42,500

205,556

248,056

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Amounts owed to group undertakings
Taxation and social security
Other creditors

£

607,827

1,406

28,322

637,555

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

Bank loans

£

863,778

Amounts falling due in more than five years:

Repayable otherwise than by instalments
Bank loans more 5 yrs non-inst

863,778

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number: Class:

Nominal
value:

£

4 Ordinary

£1

4

4 Ordinary shares of £1 were issued during the period for cash of £ 4 .

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 21 JUNE 2018 TO 30 JUNE 2019

9.	RESERVES	Retained earnings
		£
	Profit for the period	5,992
	At 30 June 2019	<u>5,992</u>
10.	RELATED PARTY DISCLOSURES	
	Chancery Lane Investments Limited	
	A company which is controlled by the director	
	The amount is repayable on demand.	
	Amount due from related party at the balance sheet date	£ <u>285,000</u>
	Ground Rent Trading Liverpool Limited	
	A company which is controlled by the director	
	The amount is repayable on demand.	
	Amount due from related party at the balance sheet date	£ <u>65,000</u>
	MW Freeholds Limited	
	A company which is controlled by the director	
	The amount is repayable on demand.	
	Amount due from related party at the balance sheet date	£ <u>79,000</u>
	Yishlet Properties Limited	
	A company which is controlled by the director	
	The amount is repayable on demand.	
	Amount due to related party at the balance sheet date	£ <u>42,500</u>
	Ground Rent Trading Limited	
	Amount due from related party at the balance sheet date	£ <u>178,827</u>

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR
ON THE UNAUDITED FINANCIAL STATEMENTS OF
BUY TO LET INVESTMENTS LIMITED

The following reproduces the text of the report prepared for the director 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 Statement of Financial Position. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director 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 Buy To Let Investments Limited for the period ended 30 June 2019 which comprise the Income Statement, Statement of Financial Position 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 Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Buy To Let Investments Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Buy To Let Investments Limited and state those matters that we have agreed to state to the director of Buy To Let Investments Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Buy To Let Investments Limited and its director for our work or for this report.

It is your duty to ensure that Buy To Let Investments 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 Buy To Let Investments Limited. You consider that Buy To Let Investments Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of Buy To Let Investments 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.

The Paris Partnership LLP
Chartered Accountants
Russell House
140 High Street
Edgware
Middlesex
HA8 7LW

20 March 2020

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.