

**REGISTERED NUMBER: 13491077 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023  
FOR  
SHOGUN INVESTMENTS LINCOLN LIMITED**

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FOR THE YEAR ENDED 31 MARCH 2023**

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**SHOGUN INVESTMENTS LINCOLN LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2023**

**DIRECTORS:** J S Rubin  
N S Rubin

**REGISTERED OFFICE:** Rutland House  
90-92 Baxter Avenue  
Southend on Sea  
Essex  
SS2 6HZ

**REGISTERED NUMBER:** 13491077 (England and Wales)

**ACCOUNTANTS:** Goldwyns Limited  
Chartered Accountants  
Rutland House  
90-92 Baxter Avenue  
Southend on Sea  
Essex  
SS2 6HZ

**ABRIDGED BALANCE SHEET**  
**31 MARCH 2023**

	Notes	2023 £	£	2022 £	£
<b>FIXED ASSETS</b>					
Investment property	4		3,651,440		3,655,572
<b>CURRENT ASSETS</b>					
Debtors		21,334		500	
Cash at bank		<u>10,675</u>		<u>31,174</u>	
		32,009		31,674	
<b>CREDITORS</b>					
Amounts falling due within one year		<u>9,627</u>		<u>17,746</u>	
<b>NET CURRENT ASSETS</b>			<u>22,382</u>		<u>13,928</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			3,673,822		3,669,500
<b>CREDITORS</b>					
Amounts falling due after more than one year	5		<u>3,642,469</u>		<u>3,638,606</u>
<b>NET ASSETS</b>			<u>31,353</u>		<u>30,894</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	7		100		100
Retained earnings			<u>31,253</u>		<u>30,794</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>31,353</u>		<u>30,894</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 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
- (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.

**ABRIDGED BALANCE SHEET - continued**  
**31 MARCH 2023**

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

All the members have consented to the preparation of an abridged Balance Sheet for the year ended 31 March 2023 in accordance with Section 444(2A) of the Companies Act 2006.

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

The financial statements were approved by the Board of Directors and authorised for issue on 18 December 2023 and were signed on its behalf by:

J S Rubin - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**1. STATUTORY INFORMATION**

Shogun Investments Lincoln 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 represents net invoiced rental of property.

**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.

**Taxation**

Taxation for the year 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 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 2 (2022 - 2) .

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**4. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 April 2022	3,655,572
Additions	(4,132)
At 31 March 2023	<u>3,651,440</u>
<b>NET BOOK VALUE</b>	
At 31 March 2023	<u>3,651,440</u>
At 31 March 2022	<u>3,655,572</u>

**5. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN FIVE YEARS**

	2023 £	2022 £
Repayable otherwise than by instalments		
Bank loans	<u>2,438,542</u>	<u>2,438,542</u>

First bank loan totalling £834,786 for the purchase of Laureate House is an interest only loan, repayable in December 2041 with a fixed interest rate of 4.01% until November 2026.

Second bank loan totalling £1,603,756 for the purchase of Lord Tennyson House is an interest only loan, repayable in January 2042 with a fixed interest rate of 4.21% until January 2027.

**6. SECURED DEBTS**

The following secured debts are included within creditors:

	2023 £	2022 £
Bank loans	<u>2,438,542</u>	<u>2,438,542</u>

The bank loans are secured on the properties to which they relate, and backed by personal guarantees given by J S Rubin, N S Rubin and Shogun Investments Lincoln No.1 Limited.

**7. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2023 £	2022 £
100	Ordinary	1	<u>100</u>	<u>100</u>

**8. RELATED PARTY DISCLOSURES**

In aggregate, at the balance sheet date the company owed £1,200,204 to associates and other companies under common control (2022 - £1,208,064).

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
SHOGUN INVESTMENTS LINCOLN 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 Shogun Investments Lincoln Limited for the year ended 31 March 2023 which comprise the Income Statement, Abridged 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 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 Board of Directors of Shogun Investments Lincoln 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 Shogun Investments Lincoln Limited and state those matters that we have agreed to state to the Board of Directors of Shogun Investments Lincoln Limited, as a body, 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 Shogun Investments Lincoln Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Shogun Investments Lincoln 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 Shogun Investments Lincoln Limited. You consider that Shogun Investments Lincoln 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 Shogun Investments Lincoln 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.

Goldwyns Limited  
Chartered Accountants  
Rutland House  
90-92 Baxter Avenue  
Southend on Sea  
Essex  
SS2 6HZ

18 December 2023



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.