

Unaudited Financial Statements
for the Period
13 September 2021 to 30 September 2022
for
Aaa Property Trading Ltd

Haines Watts
Chartered Accountants
17 Queens Lane
Newcastle upon Tyne
Tyne and Wear
NE1 1RN

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for the Period 13 September 2021 to 30 September 2022**

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Aaa Property Trading Ltd
Company Information
for the Period 13 September 2021 to 30 September 2022

DIRECTORS:

Mr A C Dinning
Mrs T D Bui

REGISTERED OFFICE:

Ottodini
Lily Bank
Wallsend
United Kingdom
NE28 7NX

REGISTERED NUMBER:

13616684 (England and Wales)

ACCOUNTANTS:

Haines Watts
Chartered Accountants
17 Queens Lane
Newcastle upon Tyne
Tyne and Wear
NE1 1RN

Aaa Property Trading Ltd (Registered number: 13616684)

**Balance Sheet
30 September 2022**

	Notes	£	£
FIXED ASSETS			
Investment property	5		<u>269,437</u>
			269,437
CURRENT ASSETS			
Cash at bank and in hand		10,428	
CREDITORS			
Amounts falling due within one year	6	<u>281,306</u>	
NET CURRENT LIABILITIES			<u>(270,878)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(1,441)</u>
CAPITAL AND RESERVES			
Called up share capital			100
Profit and loss account			<u>(1,541)</u>
			<u>(1,441)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 30 September 2022.

The members have not required the company to obtain an audit of its financial statements for the period ended 30 September 2022 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.

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 Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 5 June 2023 and were signed on its behalf by:

Mr A C Dinning - Director

**Notes to the Financial Statements
for the Period 13 September 2021 to 30 September 2022**

1. STATUTORY INFORMATION

Aaa Property Trading 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.

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

2. STATEMENT OF COMPLIANCE

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.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

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.

Turnover represents rental income receivable with respect to the letting of the company's investment 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.

Investment property is included at fair value. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss along with the associated deferred tax.

Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments on non-puttable ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in profit or loss.

Taxation

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period.

Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments.

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 and other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

Current and deferred tax assets and liabilities are not discounted.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the period was NIL.

5. INVESTMENT PROPERTY

FAIR VALUE

Additions

At 30 September 2022

NET BOOK VALUE

At 30 September 2022

Total
£

269,437

269,437

269,437

**Notes to the Financial Statements - continued
for the Period 13 September 2021 to 30 September 2022**

5. INVESTMENT PROPERTY - continued

The fair value of the property at 30 September 2022 has been arrived at on the basis of a valuation carried out by the directors who are not professionally qualified valuers. The valuation, was arrived at by reference to market evidence of transaction prices for similar properties in its location.

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Bank loans and overdrafts	£ 164,973
Trade creditors	1
Other creditors	<u>116,332</u>
	<u>281,306</u>

7. SECURED DEBTS

The following secured debts are included within creditors:

Mortgage	£ <u>164,973</u>
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The bank loan is secured by a fixed and floating charge over the investment property of the company.

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.