

Registered number: 08504351

100 Clerkenwell Road Limited

UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2019

Prepared By:

Lever Bros & Co
Chartered Accountants
The Station Masters' House
168 Thornbury Road
Osterley Village
Isleworth
TW7 4QE

100 Clerkenwell Road Limited

ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2019

DIRECTORS

Z Hussain
A Butt
S Butt
S Hussain

REGISTERED OFFICE

The Station Masters' House
168 Thornbury Road, Osterley Village
Istelworth
Middlesex
TW7 4QE

COMPANY DETAILS

Private company limited by shares registered in EW - England and Wales, registered number 08504351

ACCOUNTANTS

Lever Bros & Co
Chartered Accountants
The Station Masters' House
168 Thornbury Road
Osterley Village
Isleworth
TW7 4QE

**ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2019**

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100 Clerkenwell Road Limited

BALANCE SHEET AT 30 April 2019

	Notes	2019 £	2018 £
FIXED ASSETS			
Tangible assets	2	57,244,156	36,287,299
CURRENT ASSETS			
Debtors	3	143,955	239,084
Cash at bank and in hand		<u>3,997,773</u>	<u>3,279,614</u>
		4,141,728	3,518,698
CREDITORS: Amounts falling due within one year	4	<u>6,531,904</u>	<u>1,925,966</u>
NET CURRENT (LIABILITIES) / ASSETS		<u>(2,390,176)</u>	<u>1,592,732</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		54,853,980	37,880,031
CREDITORS: Amounts falling due after more than one year	5	<u>54,124,657</u>	<u>37,124,657</u>
NET ASSETS		729,323	755,374
CAPITAL AND RESERVES			
Called up share capital	8	955,379	955,379
Profit and loss account		<u>(226,056)</u>	<u>(200,005)</u>
SHAREHOLDERS' FUNDS		729,323	755,374

For the year ending 30 April 2019 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The directors have decided not to deliver to the registrar a copy of the company's profit and loss account.

Approved by the board on 23 October 2019 and signed on their behalf by

.....
Z Hussain
Director

100 Clerkenwell Road Limited

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2019**

1. ACCOUNTING POLICIES

1a. Basis Of Accounting

The accounts have been prepared under the historical cost convention.

The accounts have been prepared in accordance with FRS102 - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006 .

1b. Depreciation

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Plant and Machinery reducing balance 25%

1c. Statutory Information

100 Clerkenwell Road Limited is a private company, limited by shares, incorporated in England and Wales. The company's registered number is 08504351 and registered office address is The Station Masters House 168 Thornbury Road, Osterley Village, Isleworth, Middlesex, TW7 4QE.

1d. Financial Instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments.

2. TANGIBLE FIXED ASSETS

	Land And Buildings £	Plant and Machinery £	Total £
Cost			
At 1 May 2018	36,287,128	720	36,287,848
Additions	<u>20,956,900</u>	<u>-</u>	<u>20,956,900</u>
At 30 April 2019	<u>57,244,028</u>	<u>720</u>	<u>57,244,748</u>
Depreciation			
At 1 May 2018	-	549	549
For the year	<u>-</u>	<u>43</u>	<u>43</u>
At 30 April 2019	<u>-</u>	<u>592</u>	<u>592</u>
Net Book Amounts			
At 30 April 2019	57,244,028	128	57,244,156
At 30 April 2018	<u>36,287,128</u>	<u>171</u>	<u>36,287,299</u>

Included within tangible fixed assets is £57,244,028 of land and buildings, relating to the building of a hotel at 100 Clerkenwell Road. Included in additions this year is £4,605,912 of capitalised interest paid on loans during the year.

The hotel is not yet available for use and so no depreciation is therefore being charged.

3. DEBTORS

	2019 £	2018 £
Amounts falling due within one year		
Other debtors	142,947	218,388
Prepayments	<u>1,008</u>	<u>20,696</u>
	143,955	239,084

100 Clerkenwell Road Limited

4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019	<i>2018</i>
	£	£
Directors current account	5,896	5,896
Bank loans and overdrafts	-	58
Trade creditors	6,223,795	1,685,081
Other creditors	110,000	110,000
Accruals	192,213	124,931
	<u>6,531,904</u>	<u>1,925,966</u>

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

	2019	<i>2018</i>
	£	£
Other creditors	<u>54,124,657</u>	<u>37,124,657</u>
	54,124,657	37,124,657

Loan advances totalling £17,000,000 were made during the year. The loan provider has a fixed and floating charge over the assets of the company. Interest is charged by the loan provider at 9.5% per annum.

6. SECURED CREDITORS

	2019	<i>2018</i>
	£	£
Amount of other creditors which are secured	54,124,657	37,124,657

The loan provider has a fixed and floating charge over the assets of the company.

7. EMPLOYEES

	2019	<i>2018</i>
	No.	No.
Average number of employees	2	2

8. SHARE CAPITAL

	2019	<i>2018</i>
	£	£
Allotted, issued and fully paid:		
955,378 Ordinary A shares of £1 each	955,378	955,378
1 Ordinary B shares of £1 each	1	1
	<u>955,379</u>	<u>955,379</u>