

**189 CALEDONIAN ROAD LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2020**

Kounnis And Partners Ltd  
Chartered Certified Accountants  
Sterling House  
Fulbourne Road  
Walthamstow  
London  
E17 4EE

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FOR THE YEAR ENDED 31 JANUARY 2020

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**189 CALEDONIAN ROAD LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 JANUARY 2020**

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**DIRECTORS:** Mr P A G Brons Harper  
Mrs N Brons Harper

**REGISTERED OFFICE:** 5 Thornhill Bridge Wharf  
Caledonian Road  
Islington  
London  
N1 0RU

**REGISTERED NUMBER:** 05335897

**ACCOUNTANTS:** Kounnis And Partners Ltd  
Chartered Certified Accountants  
Sterling House  
Fulbourne Road  
Walthamstow  
London  
E17 4EE

**STATEMENT OF FINANCIAL POSITION**  
**31 JANUARY 2020**

	Notes	31.1.20 £	31.1.19 £
<b>FIXED ASSETS</b>			
Investment property	4	1,000,000	1,000,000
<b>CURRENT ASSETS</b>			
Cash at bank		6,810	3,843
<b>CREDITORS</b>			
Amounts falling due within one year	5	<u>(70,449)</u>	<u>(74,686)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(63,639)</u>	<u>(70,843)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		936,361	929,157
<b>CREDITORS</b>			
Amounts falling due after more than one year	6	(482,363)	(475,944)
<b>PROVISIONS FOR LIABILITIES</b>		<u>(37,577)</u>	<u>(37,577)</u>
<b>NET ASSETS</b>		<u><u>416,421</u></u>	<u><u>415,636</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		100	100
Fair value reserve	8	375,138	375,138
Retained earnings		<u>41,183</u>	<u>40,398</u>
<b>SHAREHOLDERS' FUNDS</b>		<u><u>416,421</u></u>	<u><u>415,636</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2020 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 notes form part of these financial statements

**STATEMENT OF FINANCIAL POSITION - continued**  
**31 JANUARY 2020**

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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 Board of Directors and authorised for issue on 29 January 2021 and were signed on its behalf by:

Mr P A G Brons Harper - Director

Mrs N Brons Harper - Director

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2020

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1. **STATUTORY INFORMATION**

189 Caledonian Road Limited is a private company, limited by shares, registered in Not specified/Other. 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 as modified by the revaluation of certain assets.

**Turnover**

Turnover represents net rents receivable and services provided, excluding value added tax. Turnover is recognised when rent becomes due under the lease agreement.

**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 statement of financial position date.

**Deferred tax**

The charge for taxation takes into account taxation deferred as a result of timing differences between the treatment of certain items for taxation and accounting purposes. In general, deferred taxation is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

However, deferred tax assets are recognised only to the extent that the director considers that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred taxation is measured on a non-discounted basis at the tax rates that are expected to apply in the periods in which the timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2019 - 2).

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 JANUARY 2020**

<b>4.</b>	<b>INVESTMENT PROPERTY</b>		<b>Total</b>
			<b>£</b>
	<b>FAIR VALUE</b>		
	At 1 February 2019		
	and 31 January 2020		<u><b>1,000,000</b></u>
	<b>NET BOOK VALUE</b>		
	At 31 January 2020		<u><b>1,000,000</b></u>
	At 31 January 2019		<u><b>1,000,000</b></u>
<b>5.</b>	<b>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		
		<b>31.1.20</b>	<b>31.1.19</b>
		<b>£</b>	<b>£</b>
	Bank loans and overdrafts	<b>9,249</b>	22,741
	Taxation and social security	<b>184</b>	929
	Other creditors	<u><b>61,016</b></u>	<u>51,016</u>
		<u><b>70,449</b></u>	<u>74,686</u>
<b>6.</b>	<b>CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>		
		<b>31.1.20</b>	<b>31.1.19</b>
		<b>£</b>	<b>£</b>
	Bank loans	<u><b>482,363</b></u>	<u>475,944</u>
	Amounts falling due in more than five years:		
	Repayable otherwise than by instalments		
	Bank loans more 5 yrs non-inst	<u><b>446,816</b></u>	<u>-</u>
	Repayable by instalments		
	Bank loans more 5 yr by instal	<u><b>-</b></u>	<u>390,968</u>
<b>7.</b>	<b>SECURED DEBTS</b>		
	The following secured debts are included within creditors:		
		<b>31.1.20</b>	<b>31.1.19</b>
		<b>£</b>	<b>£</b>
	Bank loans	<u><b>491,612</b></u>	<u>498,685</u>

The bank loans are secured against all the company assets and any rental income receivable.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 JANUARY 2020

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8. **RESERVES**

At 1 February 2019  
and 31 January 2020

Fair  
value  
reserve  
£

375,138

9. **ULTIMATE CONTROLLING PARTY**

Due to the share structure there is no overall control by any single party.



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.