

Registration number 2090682

Eagerlux Limited
Abbreviated accounts
for the year ended 31 March 2012



H & M Ltd
Chartered Accountants and Statutory Auditor

Eagerlux Limited

Contents

	Page
Auditors' report	1
Abbreviated balance sheet	2
Notes to the financial statements	3 - 5

Independent auditors' report to Eagerlux Limited
under Section 449 of the Companies Act 2006

We have examined the abbreviated accounts set out on pages 2 to 5 together with the financial statements of Eagerlux Limited for the year ended 31 March 2012 prepared under Section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the director and the auditors

The director is responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2008/4 "The special auditor's report on abbreviated accounts in the United Kingdom" issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with those provisions.



Mrs H Z Burrows (senior statutory auditor)
For and on behalf of H & M Ltd
Chartered Accountants and Statutory Auditor

Date 13th November 2012

1-5 Alma Terrace
Otley Street
Skipton
North Yorkshire
BD23 1EJ

Eagerlux Limited

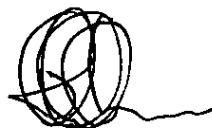
Abbreviated balance sheet
as at 31 March 2012

	Notes	2012	2011
		£	£
Fixed assets			
Tangible assets	2	83,028	84,520
Investments	2	3,652,535	4,802,817
		<u>3,735,563</u>	<u>4,887,337</u>
Current assets			
Debtors		463,626	412,286
Cash at bank and in hand		11,253	1,854
		<u>474,879</u>	<u>414,140</u>
Creditors: amounts falling due within one year	3	<u>(118,049)</u>	<u>(123,460)</u>
Net current assets		<u>356,830</u>	<u>290,680</u>
Total assets less current liabilities		4,092,393	5,178,017
Creditors: amounts falling due after more than one year	4	(1,108,693)	(1,158,693)
Provisions for liabilities		<u>(16,598)</u>	<u>(17,736)</u>
Net assets		<u>2,967,102</u>	<u>4,001,588</u>
Capital and reserves			
Called up share capital	5	22,000	22,000
Revaluation reserve		1,005,584	2,155,866
Profit and loss account		<u>1,939,518</u>	<u>1,823,722</u>
Shareholders' funds		<u>2,967,102</u>	<u>4,001,588</u>

These abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 and the Financial Reporting Standard for Smaller Entities (effective April 2008) relating to small companies

The abbreviated accounts were approved by the Board and signed on its behalf by

J H Mear
Director



Date 8/11/12

Registration number 2090682

The notes on pages 3 to 5 form an integral part of these financial statements.

Eagerlux Limited

Notes to the abbreviated financial statements
for the year ended 31 March 2012

1. Accounting policies

1.1. Accounting convention

The accounts are prepared under the historical cost convention modified to include the revaluation of certain fixed assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2 Turnover

Turnover represents the total value, excluding value added tax, of rent receivable during the year

1.3. Tangible fixed assets and depreciation

Depreciation is provided at rates calculated to write off the cost or valuation less residual value of each asset over its expected useful life, as follows

Plant and machinery	-	10% Straight Line
Fixtures, fittings and equipment	-	10% Reducing Balance

1.4. Investments

Fixed asset investments are stated at cost less provision for permanent diminution in value

1.5. Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date

Eagerlux Limited

Notes to the abbreviated financial statements
for the year ended 31 March 2012

continued

2.	Fixed assets	Tangible fixed assets	Investments	Total
		£	£	£
	Cost/revaluation			
	At 1 April 2011	97,671	4,802,817	4,900,488
	Additions	7,635	-	7,635
	At 31 March 2012	105,306	4,802,817	4,908,123
	Depreciation and Provision for diminution in value			
	At 1 April 2011	13,151	-	13,151
	Charge for year and movement	9,127	1,150,282	1,159,409
	At 31 March 2012	22,278	1,150,282	1,172,560
	Net book values			
	At 31 March 2012	83,028	3,652,535	3,735,563
	At 31 March 2011	84,520	4,802,817	4,887,337
3	Creditors' amounts falling due within one year		2012	2011
			£	£
	Creditors include the following			
	Secured creditors		50,000	55,107
4.	Creditors: amounts falling due after more than one year		2012	2011
			£	£
	Creditors include the following			
	Instalments repayable after more than five years		650,000	700,000
	Secured creditors		800,000	850,000

Eagerlux Limited

Notes to the abbreviated financial statements
for the year ended 31 March 2012

continued

5. Share capital	2012	2011
	£	£
Authorised		
22,000 Ordinary shares of 1 each	<u>22,000</u>	<u>22,000</u>
Allotted, called up and fully paid		
22,000 Ordinary shares of 1 each	<u>22,000</u>	<u>22,000</u>
 Equity Shares		
22,000 Ordinary shares of 1 each	<u>22,000</u>	<u>22,000</u>

6. Ultimate parent undertaking

The ultimate holding company is San Jose Properties Limited, a company incorporated in the United Kingdom