

Company Registration Number 07238708 (England and Wales)

UNIQUE INVESTMENT PROPERTIES LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2022

PAGES FOR FILING WITH REGISTRAR

UNIQUE INVESTMENT PROPERTIES LIMITED

**The Courtyard
Shoreham Road
Upper Beeding
Steyning
West Sussex
BN44 3TN**

UNIQUE INVESTMENT PROPERTIES LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2022

	2022		2021	
	£	£	£	£
Fixed assets		357,449		357,449
Current assets	107,485		107,237	
Creditors: amounts falling due within one year	(173,822)		(312,651)	
Net current liabilities		(66,337)		(205,414)
Total assets less current liabilities		291,112		152,035
Creditors: amounts falling due after more than one year		(102,089)		-
Net assets		189,023		152,035
Capital and reserves		189,023		152,035

Notes to the financial statements

1 Director's benefits: advances, credit and guarantees

During the year, the company advanced a loan of £100,000 to M Hillier, a director of the company. Interest on the loan has been charged at 2.25% and is repayable on demand. The amount outstanding at 31 December 2022 was £102,500.

2 Employees

The average number of persons, including directors, employed by the company during the year was as follows:

	2022	2021
	Number	Number
Employees	-	-

UNIQUE INVESTMENT PROPERTIES LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2022

Unique Investment Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is 10 Sandridge Park, Porters Wood, St Albans, Hertfordshire, UK, AL3 6PH.

For the year ended 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges her responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the micro-entity provisions and in accordance with FRS 105 'The Financial Reporting Standard applicable to the Micro-entities Regime' and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and signed by the director and authorised for issue on 28 September 2023

Mrs M Hillier
Director

Company Registration Number 07238708

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.