

REGISTERED NUMBER: 08080413 (England and Wales)

REGISTRAR'S COPY

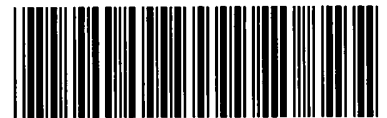
ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 2016

FOR

HERTS REAL ESTATE LIMITED

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FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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HERTS REAL ESTATE LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2016

DIRECTORS:

A F A Pabani
A Pabani

REGISTERED OFFICE:

First Floor
73-75 High Street
Stevenage
Hertfordshire
SG1 3HR

REGISTERED NUMBER:

08080413 (England and Wales)

ACCOUNTANTS:

Moore Stephens Northern Home Counties Limited
Nicholas House
River Front
Enfield
Middlesex
EN1 3FG

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
HERTS REAL ESTATE LIMITED**

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages three to four) have been prepared.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Herts Real Estate Limited for the year ended 30 September 2016 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Herts Real Estate Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Herts Real Estate Limited and state those matters that we have agreed to state to the Board of Directors of Herts Real Estate Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Herts Real Estate Limited Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Herts Real Estate Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Herts Real Estate Limited. You consider that Herts Real Estate Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Herts Real Estate Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



Moore Stephens Northern Home Counties Limited
Nicholas House
River Front
Enfield
Middlesex
EN1 3FG

Date: **29 JUN 2017**

ABBREVIATED BALANCE SHEET
30 SEPTEMBER 2016

	Notes	30.9.16 £	30.9.15 £
Fixed assets			
Investment property	2	2,370,000	2,370,000
Current assets			
Debtors		1,192,756	1,097,498
Cash at bank		4,103	19,353
		<u>1,196,859</u>	<u>1,116,851</u>
Creditors			
Amounts falling due within one year	3	(2,362,310)	(3,488,458)
Net current liabilities		<u>(1,165,451)</u>	<u>(2,371,607)</u>
Total assets less current liabilities		1,204,549	(1,607)
Creditors			
Amounts falling due after more than one year	3	(1,205,314)	-
Net liabilities		<u>(765)</u>	<u>(1,607)</u>
Capital and reserves			
Called up share capital	4	1	1
Profit and loss account		(766)	(1,608)
Shareholders' funds		<u>(765)</u>	<u>(1,607)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2016.

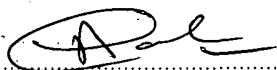
The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- 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 abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 29 JUN 2017 and were signed on its behalf by:



A F A Pabani - Director

The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2016**

1. ACCOUNTING POLICIES**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover

Turnover represents rent receivable for the period, excluding value added tax.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

2. INVESTMENT PROPERTY

	Total £
COST	
At 1 October 2015	
and 30 September 2016	2,370,000
NET BOOK VALUE	
At 30 September 2016	2,370,000
At 30 September 2015	2,370,000

3. CREDITORS

Creditors include an amount of £1,269,142 (30.9.15 - £1,165,253) for which security has been given.

They also include the following debts falling due in more than five years:

	30.9.16 £	30.9.15 £
Repayable by instalments	914,667	-

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.9.16 £	30.9.15 £
1	Ordinary	1	1	1