COMPANY REGISTRATION NUMBER: 11756608

BSD ACQUISITIONS LONDON LTD

Filleted Unaudited Financial Statements

31 January 2026

BSD ACQUISITIONS LONDON LTD

Statement of Financial Position

31 January 2026

	Note	2026	2025
		£	£
Fixed assets			
Tangible assets	5	15,355,100	15,250,000
Current assets			
Debtors	6	9,427	–
Cash at bank and in hand		24,990	81,840
		34,417	81,840
Creditors: amounts falling due within one year	7	2,947,442	5,850,357
Net current liabilities		2,913,025	5,768,517
Total assets less current liabilities		12,442,075	9,481,483
Creditors: amounts falling due after more than one year	8	9,075,234	5,876,732
Net assets		3,366,841	3,604,751
Capital and reserves			
Called up share capital		100	100
Revaluation reserve		3,894,011	3,894,011
Profit and loss account		(527,270)	(289,360)
Shareholders funds		3,366,841	3,604,751

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

For the year ending 31 January 2026 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476 ;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements .

These financial statements were approved by the board of directors and authorised for issue on 30 July 2026 , and are signed on behalf of the board by:

Mr M Simon

Director

Company registration number: 11756608

BSD ACQUISITIONS LONDON LTD

Notes to the Financial Statements

Year ended 31 January 2026

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is York House, 1 Seagrave Road, London, SW6 1RP, United Kingdom.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

These accounts have been prepared on the going concern basis and the challenges presented by current economic climate, the directors are satisfied that the company has sufficient cash flows to meet its liabilities as they fall due for at least one year from the date of approval of the accounts.

Revenue recognition

Turnover is measured at fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the letting and operating of own or leased real estate.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date. For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets. For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

4. Employee numbers

The average number of persons employed by the company during the year amounted to 2 (2025: 2).

5. Tangible assets

	Freehold property £
Cost	
At 1 February 2025	15,250,000
Additions	105,100
At 31 January 2026	15,355,100
Depreciation	
At 1 February 2025 and 31 January 2026	–
Carrying amount	
At 31 January 2026	15,355,100
At 31 January 2025	15,250,000

6. Debtors

	2026	2025
	£	£
Other debtors	9,427	–

7. Creditors: amounts falling due within one year

	2026	2025
	£	£
Trade creditors	18,190	–
Other creditors	2,929,252	5,850,357
	2,947,442	5,850,357

8. Creditors: amounts falling due after more than one year

	2026	2025
	£	£
Bank loans and overdrafts	9,075,234	5,876,732

Included in other creditors are interest only mortgage loans. At the balance sheet date, the amount outstanding was £9,075,234 (2025: £5,876,732). The loans are secured by the legal charges over the properties, owned by the company.

9. Directors' advances, credits and guarantees

At the year end, directors owed the company £9,427. Mr Matthew Simon £4,713 and Mr Aaron Issacharoff £4,714.

10. Related party transactions

The company was under control of Mr M Simon and Mr A Issacharoff throughout the current year.They are both directors and principal shareholders in the company At the year end the related company balances were as follows;

	2026 £ Debit/ (Credit) £	2025 £ Debit/ (Credit) £
BSD Acqusitions Ltd	(3,261,096)	(3,526,396)
Star 42 Ltd	(25,720)	(30,720)
Star 43 Ltd	5,098	5,098
Parita Holding UK Ltd	14,700	14,700
BSD Partnership Limited	24,150	24,150
BSD Commercial Acquisitions Limited	8,000	8,000
Sunstreet Finco Ltd	(442,604)	(3,323,856)

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.