

UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD
27 NOVEMBER 2023 TO 28 FEBRUARY 2025
FOR
SWEENEY ROOMS AVIEMORE 2 PROPERTY 1 LTD

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FOR THE PERIOD 27 NOVEMBER 2023 TO 28 FEBRUARY 2025**

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SWEENEY ROOMS AVIEMORE 2 PROPERTY 1 LTD
COMPANY INFORMATION
FOR THE PERIOD 27 NOVEMBER 2023 TO 28 FEBRUARY 2025

DIRECTORS:	M Sweeney C O'Hare
REGISTERED OFFICE:	Stanley House 69-71 Hamilton Road Motherwell Lanarkshire ML1 3DG
BUSINESS ADDRESS:	10 Clarence Crescent Motherwell North Lanarkshire ML1 3WJ
REGISTERED NUMBER:	SC790607 (Scotland)
ACCOUNTANTS:	McDaid & Partners Stanley House 69/71 Hamilton Road Motherwell Lanarkshire ML1 3DG

**BALANCE SHEET
28 FEBRUARY 2025**

	Notes	£	£
FIXED ASSETS			
Tangible assets	4		1,114,739
CURRENT ASSETS			
Debtors	5	6,484	
Cash at bank		<u>23,274</u>	
		29,758	
CREDITORS			
Amounts falling due within one year	6	<u>30,806</u>	
NET CURRENT LIABILITIES			<u>(1,048)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,113,691
CREDITORS			
Amounts falling due after more than one year	7		<u>1,161,935</u>
NET LIABILITIES			<u>(48,244)</u>
CAPITAL AND RESERVES			
Called up share capital			100
Retained earnings			<u>(48,344)</u>
			<u>(48,244)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 28 February 2025.

The members have not required the company to obtain an audit of its financial statements for the period ended 28 February 2025 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.

BALANCE SHEET - continued
28 FEBRUARY 2025

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 27 February 2026 and were signed on its behalf by:

M Sweeney - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 27 NOVEMBER 2023 TO 28 FEBRUARY 2025**

1. STATUTORY INFORMATION

Sweeney Rooms Aviemore 2 Property 1 Ltd is a private company, limited by shares, registered in Scotland. 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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Property improvements	- not provided

Financial instruments

Trade debtors

Trade debtors are amounts due from customers for goods or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade Creditors

Trade creditors are amounts due to suppliers for goods or services obtained in the ordinary course of business.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Cash

Cash and cash equivalents are basic financial assets and include cash on hand, deposits held at call with banks, other short-term liquid investments and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Taxation

Taxation for the period 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 balance sheet date.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 27 NOVEMBER 2023 TO 28 FEBRUARY 2025**

2. ACCOUNTING POLICIES - continued

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Going concern

The company is supported by the directors.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was 2 .

4. TANGIBLE FIXED ASSETS

	Freehold property £	Property improvements £	Totals £
COST			
Additions	964,968	149,771	1,114,739
At 28 February 2025	<u>964,968</u>	<u>149,771</u>	<u>1,114,739</u>
NET BOOK VALUE			
At 28 February 2025	<u>964,968</u>	<u>149,771</u>	<u>1,114,739</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Other debtors	<u>6,484</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Bank loans and overdrafts	27,306
Other creditors	<u>3,500</u>
	<u>30,806</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	£
Bank loans	545,370
Amounts owed to group undertakings	<u>616,565</u>
	<u>1,161,935</u>

8. SECURED DEBTS

The Royal Bank of Scotland PLC holds a standard security over all and whole of the Park Hotel, 131 Grampian Road, Aviemore PH22 1RL.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 27 NOVEMBER 2023 TO 28 FEBRUARY 2025**

9. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the period ended 28 February 2025:

	£
M Sweeney and C O'Hare	
Balance outstanding at start of period	-
Amounts advanced	9,000
Amounts repaid	(9,368)
Amounts written off	-
Amounts waived	-
Balance outstanding at end of period	<u>(368)</u>

Loans to directors are interest free and repayable upon demand.

10. RELATED PARTY DISCLOSURES

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

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.