

**Unaudited Financial Statements**  
**for the Year Ended 31 December 2022**  
**for**  
**CP PROPERTIES LTD**

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for the Year Ended 31 December 2022**

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**CP PROPERTIES LTD**

**Company Information  
for the Year Ended 31 December 2022**

**DIRECTORS:** C Wilson  
P Duncsc

**REGISTERED OFFICE:** C/O WDM Associates  
Oakfield House  
378 Brandon Street  
Motherwell  
ML1 1XA

**REGISTERED NUMBER:** SC522051 (Scotland)

**ACCOUNTANTS:** WDM Associates  
Oakfield House  
378 Brandon Street  
Motherwell  
ML1 1XA

**CP PROPERTIES LTD (REGISTERED NUMBER: SC522051)****Balance Sheet  
31 December 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Investments	4		4,428,413		4,428,413
<b>CURRENT ASSETS</b>					
Cash at bank and in hand		227		30,256	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>4,136,630</u>		<u>3,642,915</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(4,136,403)</u>		<u>(3,612,659)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			292,010		815,754
<b>CREDITORS</b>					
Amounts falling due after more than one year	6		<u>597,892</u>		<u>1,076,907</u>
<b>NET LIABILITIES</b>			<u>(305,882)</u>		<u>(261,153)</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Retained earnings			<u>(305,982)</u>		<u>(261,253)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>(305,882)</u>		<u>(261,153)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2022 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**  
**31 December 2022**

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 22 September 2023 and were signed on its behalf by:

C Wilson - Director

**Notes to the Financial Statements  
for the Year Ended 31 December 2022**

1. **STATUTORY INFORMATION**

Cp Properties 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.

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

**Basic financial instruments**

Basic financial instruments, which include trade and other debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost.

**Taxation**

Taxation for the year 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.

**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 year 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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2021 - NIL).

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2022

4. **FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
<b>COST</b>	
At 1 January 2022 and 31 December 2022	<u>4,428,413</u>
<b>NET BOOK VALUE</b>	
At 31 December 2022	<u>4,428,413</u>
At 31 December 2021	<u>4,428,413</u>

The company's investments at the Balance Sheet date in the share capital of companies include the following:

**Coffeepots Ltd**

Registered office: Scotland

Nature of business: Costa Coffee Franchise

Class of shares:	%		
Ordinary	holding		
	100.00	28.2.22	28.2.21
		£	£
Aggregate capital and reserves		2,092,407	1,413,717
Profit for the year		<u>678,690</u>	<u>523,988</u>

5. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	2021
	£	£
Bank loans and overdrafts	500,663	525,692
Trade creditors	2,262	1,128
Amounts owed to group undertakings	1,704,157	1,186,603
Other creditors	<u>1,929,548</u>	<u>1,929,492</u>
	<u>4,136,630</u>	<u>3,642,915</u>

6. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2022	2021
	£	£
Bank loans	<u>597,892</u>	<u>1,076,907</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2022

7. SECURED DEBTS

The following secured debts are included within creditors:

	2022 £	2021 £
Bank loans	<u>1,098,555</u>	<u>1,602,599</u>

The bank term loan is secured against all assets, goodwill, undertaking and uncalled capital, both present and future of CP Properties Ltd & Coffeepots Ltd.

8. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the years ended 31 December 2022 and 31 December 2021:

	2022 £	2021 £
<b>P Dunese</b>		
Balance outstanding at start of year	964,206	964,206
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>964,206</u>	<u>964,206</u>
<b>C Wilson</b>		
Balance outstanding at start of year	964,206	964,206
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>964,206</u>	<u>964,206</u>



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.