

**Financial Statements**  
**for the Year Ended 30 November 2022**  
**for**  
**1st Call Commercial Properties Limited**

**Contents of the Financial Statements  
for the Year Ended 30 November 2022**

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**1st Call Commercial Properties Limited**

**Report of the Accountants to the Director of  
1st Call Commercial Properties Limited**

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**The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement is not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements and the related notes from the company's accounting records and from information and explanations you have given us.

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

It is your duty to ensure that the Company 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. You consider that the Company 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 the Company. 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.

GCS D Accountants Limited

31 August 2023

Balance Sheet  
30 November 2022

	2022		2021	
	£	£	£	£
<b>FIXED ASSETS</b>		<b>414,844</b>		<b>410,844</b>
<b>CURRENT ASSETS</b>	<b>109,033</b>		<b>128,515</b>	
<b>CREDITORS</b>				
Amounts falling due within one year	<u>(253,541)</u>		<u>(237,496)</u>	
<b>NET CURRENT LIABILITIES</b>		<b>(144,508)</b>		<b>(108,981)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>270,336</b>		<b>301,863</b>
<b>CREDITORS</b>				
Amounts falling due after more than one year		<u>20,514</u>		<u>99,992</u>
<b>NET ASSETS</b>		<b><u>249,822</u></b>		<b><u>201,871</u></b>
<b>CAPITAL AND RESERVES</b>		<b><u>249,822</u></b>		<b><u>201,871</u></b>

NOTES TO THE FINANCIAL STATEMENTS

1. STATUTORY INFORMATION

1st Call Commercial Properties Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are as below:

**Registered number:** 09345770

**Registered office:** 701 Stonehouse Park  
Sperry Way  
Stonehouse  
Gloucestershire  
GL10 3UT

2. AVERAGE NUMBER OF EMPLOYEES

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

**Balance Sheet - continued  
30 November 2022**

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The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

The financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the director and authorised for issue on 31 August 2023 and were signed by:

N A Jennings - Director

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.