

The Insolvency Act 1986

# Notice of statement of affairs

# 2.16B

Name of Company Ablegrand (2) Limited (In Administration)	Company number 04294608
In the High Court of Justice, Chancery Division, Companies Court [full name of court]	Court case number 11728 of 2008

(a) Insert full name(s) and address(es) of administrator(s) I/We (a) Thomas Andrew Jack, Alan Michael Hudson and Simon Douglas  
Ernst & Young LLP, 100 Barbirolli Square, Manchester, M2 3EY

attach a copy of:-

- \* Delete as applicable
  - \* the statement(s) of affairs;
  - ~~\* the statement(s) of concurrence;~~
  - ~~\* a copy of the court order limiting disclosure in respect of the statement of affairs~~
- in respect of the administration of the above company.

Signed [Signature]  
 Joint Administrator(s)  
 Dated 18/02/09

### Contact Details:

You do not have to give any contact information in the box opposite but if you do, it will help Companies House to contact you if there is a query on the form. The contact information that you give will be visible to searchers of the public record

James Pollock	
Ernst & Young LLP, 1 More London Place, London, SE1 2AF	
	Tel: 0207 951 1241
DX Number:	DX Exchange:

When you have completed and signed this form please send it to the Registrar of Companies at:



Companies House, Crown Way, Cardiff, CF14 3UZ

DX 33050 Cardiff

# Statement of affairs

Name of Company Ablegrand (2) Limited (in Administration)	Company number 04294608
In the High Court of Justice, Chancery Division, Companies Court <span style="float: right;">[full name of court]</span>	Court case number 11728 of 2008

(a) Insert name and address of registered office of the company

Statement as to the affairs of (a) Ablegrand (2) Limited (in Administration)  
c/o Ernst & Young LLP, 100 Barbirolli Square, Manchester, M2 3EY

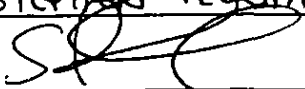
(b) Insert date on the (b) 24 December 2008, the date that the company entered administration.

### Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs

of the above named company as at (b) 24 December 2008 the date that the company entered administration.

Full name STEPHEN PECKHAM

Signed 

Dated 26-1-09

**A – Summary of Assets**

Assets

Assets subject to fixed charge:

Assets subject to floating charge:

Uncharged assets:

Estimated total assets available for preferential creditors

Book Value (£)	Estimated to Realise (£)
NIL	NIL.

Signature




Date

26-1-09

## A1 – Summary of Liabilities

		Estimated to realise (£)
<b>Estimated total assets available for preferential creditors (carried from page A)</b>	£	NIL
<b>Liabilities</b>	£ NIL	
Preferential creditors:-		
<b>Estimated deficiency/surplus as regards preferential creditors</b>	£	
Estimated prescribed part of net property where applicable (to carry forward)	£	
<b>Estimated total assets available for floating charge holders</b>	£	
Debts secured by floating charges	£	
<b>Estimated deficiency/surplus of assets after floating charges</b>	£	
Estimated prescribed part of net property where applicable (brought down)	£	
<b>Total assets available to unsecured creditors</b>	£	
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£ 4,426,269	
<b>Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)</b>	£	( 4,426,269 )
Shortfall to floating charge holders (brought down)	£ NIL	
<b>Estimated deficiency/surplus as regards creditors</b>	£	( 4,426,269 )
Issued and called up capital	£ 1	
<b>Estimated total deficiency/surplus as regards members</b>	£	( 4,426,270 )

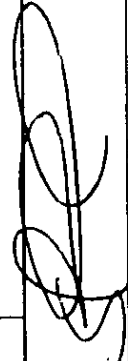
Signature 

Date 26-1-09

# COMPANY CREDITORS

**Note:** You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

Name of creditor or claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
PROPERTY	SHEET 1	432,867	None	-	-
LEASE EXIT COST ESTIMATE	SHEET 2	399,382	None	-	-
		4,426,269			



Signature \_\_\_\_\_ Date 26-1-09

# COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. of shares held	Nominal Value	Details of Shares held
ABLEGRAND LTD	MOULTON HOUSE, 77-85 FULHAM PALACE ROAD LONDON W6 8TA.	1	£1	A ORDINARY
TOTALS		1	£1	

Signature

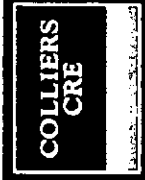


Date

26-1-09

**Montes due Pre Dec Qtr**

Client : 75 - Zawi Group Ltd



Property/Ref	PropertyName	PropertySearchNat	NetAmount	VATAmount	GrossAmount	FromDate	ToDate	ExpenseCodeDescription	Town
75002	Edinburgh (Gyle), Unit 6, Gyle Shopping Cent	5	2,936.86	440.53	3,377.39	31/08/2008	30/08/2009	Insurance 31/08/08 - 30/08/09	EDINBURGH
75004	Southampton OP (Remote), 85 Above Bar, Hampsh	8	59.81	0.00	59.81	11/10/2007	02/12/2008	Interest 11/10/07 - 02/12/08	SOUTHAMPTON
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	88.77	13.32	102.09	01/04/2008	30/06/2008	Admin Fee	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	1,109.67	166.45	1,276.12	01/04/2008	30/06/2008	Electricity 01/04/08 - 30/06/08	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	1.57	0.23	1.80	01/04/2008	30/09/2008	Admin Fee 01/04/08 - 30/09/08	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	19.46	2.92	22.38	01/04/2008	30/09/2008	Water 01/04/08 - 30/09/08	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	113.41	17.01	130.42	01/07/2008	30/09/2008	Admin Fee 01/07/08 - 30/09/08	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	1,417.65	212.65	1,630.30	01/07/2008	30/09/2008	Electricity 01/07/08 - 30/09/08	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	0.14	0.02	0.16	27/09/2008	07/01/2009	Terrorism Ins IPT 29/09/08 - 07/01/09	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	0.23	0.03	0.26	27/09/2008	07/01/2009	Building&Rent Ins IPT 29/09/08 - 07/01/09	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	2.74	0.41	3.15	27/09/2008	07/01/2009	Building&Rent Ins 29/09/08 - 07/01/09	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	4.67	0.70	5.37	27/09/2008	07/01/2009	Building&Rent Ins 29/09/08 - 07/01/09	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	11.02	1.65	12.67	27/09/2008	07/01/2009	Terrorism Ins 29/09/08 - 07/01/09	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	15.10	2.27	17.37	27/09/2008	07/01/2009	Building&Rent IPT Ins 29/09/08 - 07/01/09	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	220.31	33.05	253.36	27/09/2008	07/01/2009	Building&Rent IPT Ins 29/09/08 - 07/01/09	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	10	301.93	45.29	347.22	27/09/2008	07/01/2009	Building&Rent Ins 29/09/08 - 07/01/09	ABERDEEN
75005	Aberdeen Bon Accord (Virgin), Unit 23 **NLM**	23	71.00	12.43	83.43	13/11/2008	01/12/2009	Service Charge 11/11/08 - 01/12/09	EDINBURGH
75006	Cameron Toll Centre, Unit 18, 6 Lady Road	181	-452.10	-79.12	-531.22	25/03/2005	23/06/2005	Service Charge 25/03/05 - 23/06/05	TONBRIDGE
75014	Tonbridge, Unit 6 The Pavillion (Let)	181	-1,145.40	-200.45	-1,345.85	01/07/2007	30/09/2007	Rent 01/07/07 - 30/09/07	TONBRIDGE
75014	Tonbridge, Unit 6 The Pavillion (Let)	181	210.90	36.91	247.81	29/09/2007	24/12/2007	Service Charge 29/09/07 - 24/12/07	TONBRIDGE
75014	Tonbridge, Unit 6 The Pavillion (Let)	181	462.50	80.94	543.44	01/10/2007	31/12/2007	Rent 01/10/07 - 31/12/07	TONBRIDGE
	Bon Accord		245,000.00	36,750.00	281,750.00				
	Southampton OP (Remote) delaps		126,000.00	18,900.00	144,900.00				
				<b>376,450.24</b>	<b>56,437.24</b>	<b>432,887.48</b>			

Sheet 1

26-1-09



StrungAddress	CreditorRef	CreditorName	CreditorSearchName	InvoiceReference	InvoiceDate	PaymentDueDate	VATRateCode
Unit 6, Gyle Shopping Centre, 85 Above Bar, SOUTHAMPTON, Ham	L75002	Gyle Shopping Centre Ltd	Gyle Shopping Centre	1972	15/12/2008	19/12/2008	T
Unit 23, Bon Accord Centre, AB	L75004	Prudential Property Investment ManagersLtd	Prudential Property	834389	03/12/2008	10/12/2008	E
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	536982	14/12/2008	19/12/2008	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	536982	14/12/2008	19/12/2008	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	536982	14/12/2008	19/12/2008	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	536982	14/12/2008	19/12/2008	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	536982	14/12/2008	19/12/2008	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	541808	18/12/2008	17/01/2009	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	541808	18/12/2008	17/01/2009	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	541808	18/12/2008	17/01/2009	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	541808	18/12/2008	17/01/2009	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	541808	18/12/2008	17/01/2009	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	541808	18/12/2008	17/01/2009	T
Unit 23, Bon Accord Centre, AB	L75005	Scottish Retail Property Limited	Scottish Retail Prop	541808	18/12/2008	17/01/2009	T
Unit 18, Cameron Toll Centre, Unit 6, The Pavilion, High St	L75006	Cameron Toll S.A.R.L	Cameron Toll S.A.R.L	049974	24/10/2008	10/12/2008	S
Unit 6, The Pavilion, High St	L75014	Pavilion Partnership N.Ireland LP	Pavilion Partnership	61456	25/03/2005	24/04/2005	S
Unit 6, The Pavilion, High St	L75014	Pavilion Partnership N.Ireland LP	Pavilion Partnership	119279	01/07/2007	31/07/2007	S
Unit 6, The Pavilion, High St	L75014	Pavilion Partnership N.Ireland LP	Pavilion Partnership	125536	29/09/2007	29/10/2007	S
Unit 6, The Pavilion, High St	L75014	Pavilion Partnership N.Ireland LP	Pavilion Partnership	122262	01/10/2007	31/10/2007	S

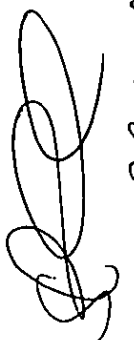
 26-1-09



STORE	ADDRESS (full)	ADDRESS	STATUS	LEASE END (ECS)	CURRENT RENT	SC BUDGET NEXT SC YEAR	RATES BUDGET NEXT YEAR
ABERDEEN BON ACCORD	Unit 23, Bon Accord Centre, ABERDEEN, Grampian, AB1 1BP	Bon Accord (Virgin), Unit 23 Bon Acc	SELF OCCUPIED	07/01/2015	171,500	35,794	88,800
CAMERON TOLL	Unit 18, Cameron Toll Centre, 6 Lady Road, EDINBURGH, EH16 5PB	Unit 18	SELF OCCUPIED	05/10/2013	149,800	19,149	72,240
DERBY (CROWN WALK)	Unit 5, 24 Crown Walk, DERBY, Derbyshire, DE1 2NP	Units 9 & 10, Crown Walk	VACANT	20/04/2011	83,500	13,402	30,720
EDINBURGH (GYLE)	Unit 6, Gyle Shopping Centre, 41 Gyle Avenue, South Gyle, EDINBURGH, EH1 2JT	Unit 6, The Gyle	SELF OCCUPIED	10/10/2018	267,350	32,769	128,160
GATESHEAD	28 Cameron Walk, GATESHEAD, NE11 9RY	Metrocentre, 28 Cameron Walk	SELF OCCUPIED	28/09/2012	550,000	45,630	259,200
SOUTHAMPTON (REMOTE)	85 Above Bar, SOUTHAMPTON, Hampshire, SO1 0FG	85 Above Bar	SUBLET	28/09/2009	100,000	5,325	24,480

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LEASEHOLDER	Creditor Ref	Creditor Name	Address	Rent	Ablegrand 2	
					Service Charge	Rates
Ablegrand (2)	L75005	Scottish Retail Property Limited	c/o Land Securities Properties Ltd, 5 Strand, London, WC2N 5AF	171,500	35,794	88,800
Ablegrand (2)	L75006	Cameron Toll S.A.R.L	c/o Munroe K Asset Management, 14 Floral Street, London, WC2E 9DH	149,800	19,149	72,240
Ablegrand (2)	L75003	Cushman & Wakefield	Asset Management Department, 9 Colmore Row, BIRMINGHAM, B3 2BJ	83,500	13,402	30,720
Ablegrand (2)	L75002	Gyle Shopping Centre Ltd	c/o Colliers CRE, The Linenhall, 3238 Linenhall Street, Belfast, Northern Ireland, BT2 8BG	267,350	32,769	128,160
Ablegrand (2)	L75001	Metrocentre Nominee No:1 & Nominee No:2	c/o CSC, 40 Broadway, LONDON, SW1H 0BU	550,000	45,630	259,200
Ablegrand (2)	L75004	Prudential Property Investment Managers Ltd	City Place House, 55 Basinghall Street, London, EC2Y 5DU			
				1,222,150	146,744	579,120
			Two Years Rent Cost to exit	2,444,300	293,488	1,158,240
			Southernham for 9 months	75,000	3,994	18,360
				2,519,300	297,482	1,176,600
			TOTAL EXIT COST ESTIMATE		3,993,382	



28-1-08