

FILE COPY

Company Registration No. 06743827 (England and Wales)

**2 - 4 BOUNDARY STREET LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2014**

FRIDAY



L43LSTE3

LD2

20/03/2015

#50

COMPANIES HOUSE.

2 - 4 BOUNDARY STREET LIMITED

CONTENTS

	Page
Strategic report	1
Directors' report	2
Independent auditors' report	3
Abbreviated profit and loss account	4
Abbreviated balance sheet	5
Cash flow statement	6
Notes to the abbreviated accounts	7 - 15

2 - 4 BOUNDARY STREET LIMITED

STRATEGIC REPORT

FOR THE YEAR ENDED 30 JUNE 2014

2-4 Boundary Street Ltd continues to trade as 'Boundary Restaurant, Rooms & Rooftop' and 'Albion' which encompasses three restaurants and bars; 12 individually designed guest bedrooms, plus five suites; a small British food store; and a bakery.

During the year operational decisions, and strategic enhancements previously planned by management were fulfilled and these have had beneficial effects on the performance of the business and the result for the financial year.

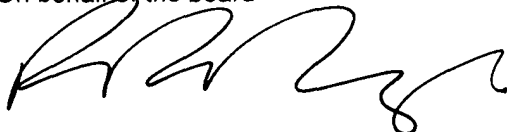
Revenues have increased 15% year on year and gross profit margin has increased 13.4% year on year.

After the year end the company acquired an additional site in Shoreditch, East London.

The directors remain confident about the future of 2-4 Boundary Street Ltd.

The directors see the increasing competition in the area, especially in the hotel sector, as an on-going concern, and the fragility of both the macro and micro economic recovery.

On behalf of the board



.....
Peter Prescott

Director

13/02/2015
.....

2 - 4 BOUNDARY STREET LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 JUNE 2014

The directors present their report and financial statements for the year ended 30 June 2014.

Principal activities and review of the business

Results and dividends

The results for the year are set out on page 4.

Directors

The following directors have held office since 1 July 2013:

Sir Terence Conran
Lady Conran
Peter Prescott

Auditors

The auditors, Westbury, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic Report, Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

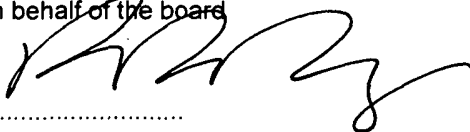
- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

On behalf of the board



.....
Peter Prescott

Director

31/07/2015
.....

2 - 4 BOUNDARY STREET LIMITED

INDEPENDENT AUDITORS' REPORT TO 2 - 4 BOUNDARY STREET LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 4 to 15, together with the financial statements of 2 - 4 Boundary Street Limited for the year ended 30 June 2014 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Chapter 10 of Part 15 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 445 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 445(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.



Nicola Pearson (Senior Statutory Auditor)
for and on behalf of Westbury

17/02/2015

Chartered Accountants
Statutory Auditor

145-157 St John Street
London
EC1V 4PY

2 - 4 BOUNDARY STREET LIMITED
ABBREVIATED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30 JUNE 2014

	Notes	2014 £	2013 £
Turnover		6,776,014	5,889,379
Other operating income less cost of sales		(1,588,552)	(1,315,489)
Administrative expenses		(4,415,417)	(4,390,290)
Operating profit	2	<u>772,045</u>	<u>183,600</u>
Other interest receivable and similar income		15,436	5,787
Interest payable and similar charges	4	(213,835)	(235,169)
Profit/(loss) on ordinary activities before taxation		<u>573,646</u>	<u>(45,782)</u>
Tax on profit/(loss) on ordinary activities	5	(87,000)	-
Profit/(loss) for the year	14	<u><u>486,646</u></u>	<u><u>(45,782)</u></u>

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There are no recognised gains and losses other than those passing through the profit and loss account.

2 - 4 BOUNDARY STREET LIMITED

ABBREVIATED BALANCE SHEET

AS AT 30 JUNE 2014

	Notes	2014		2013	
		£	£	£	£
Fixed assets					
Intangible assets	6		9,864		11,835
Tangible assets	7		8,900,350		9,320,406
			<u>8,910,214</u>		<u>9,332,241</u>
Current assets					
Stocks	8	366,834		351,493	
Debtors	9	1,946,470		2,044,675	
Cash at bank and in hand		1,038,444		502,189	
		<u>3,351,748</u>		<u>2,898,357</u>	
Creditors: amounts falling due within one year	10	(2,095,037)		(2,116,986)	
Net current assets			<u>1,256,711</u>		<u>781,371</u>
Total assets less current liabilities			<u>10,166,925</u>		<u>10,113,612</u>
Creditors: amounts falling due after more than one year	11		(9,975,001)		(10,408,334)
			<u>191,924</u>		<u>(294,722)</u>
Capital and reserves					
Called up share capital	13		1		1
Profit and loss account	14		191,923		(294,723)
Shareholders' funds	15		<u>191,924</u>		<u>(294,722)</u>

These abbreviated accounts have been prepared in accordance with the special provisions in section 445(3) of the Companies Act 2006 relating to medium-sized companies.

Approved by the Board and authorised for issue on 13/07/2015


Peter Prescott
Director

Company Registration No. 06743827

2 - 4 BOUNDARY STREET LIMITED

CASH FLOW STATEMENT

FOR THE YEAR ENDED 30 JUNE 2014

	Notes	£	2014 £	£	2013 £
Net cash inflow from operating activities	20		1,233,052		908,765
Returns on investments and servicing of finance					
Interest received		15,436		5,787	
Interest paid		(213,835)		(235,169)	
Net cash outflow for returns on investments and servicing of finance			(198,399)		(229,382)
Capital expenditure					
Payments to acquire tangible assets		(65,065)		(537,388)	
Net cash outflow for capital expenditure			(65,065)		(537,388)
Net cash inflow before management of liquid resources and financing			969,588		141,995
Financing					
Repayment of long term bank loan		(433,333)		(433,333)	
Increase in debt		(433,333)		(433,333)	
Net cash outflow from financing			(433,333)		(433,333)
Increase/(decrease) in cash in the year	21, 22		536,255		(291,338)

2 - 4 BOUNDARY STREET LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2014

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

The long-term funding of the company is by way of a loan from a director. The director is not seeking repayment of the loan in the foreseeable future and the directors therefore consider it appropriate to prepare the accounts on a going concern basis.

1.1 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.1 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts.

1.1 Patents

Patents are valued at cost, less accumulated amortisation. Amortisation is calculated to write-off the cost in equal annual instalments over their estimated useful lives of ten years.

1.1 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost, less depreciation. Depreciation is provided at rates calculated to write-off the cost, less the estimated residual value of each asset, over its expected useful life, as follows:

Leasehold Land & Buildings	Over the remaining life of the lease
Plant and machinery	Over 7 years
Computer equipment	Over 3 years
Fixtures, fittings & equipment	Over 7 years
Artwork	No depreciation

Artwork - The directors do not consider it appropriate to depreciate artwork on the basis that it is not decreasing in value. This represents a departure from the Companies Act 2006, but the directors consider that the adoption of this policy is necessary to give a true and fair view.

1.1 Leasing

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

1.1 Stock

Stock is valued at the lower of cost and net realisable value.

1.1 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

Based on the strong trading results for the first 6 months of the financial year to June 2015, the directors forecast sufficient future profits for the deferred tax asset disclosed under note 13 to be utilised.

2 - 4 BOUNDARY STREET LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2014

3	Operating profit	2014	2013
		£	£
	Operating profit is stated after charging:		
	Amortisation of intangible assets	1,971	1,971
	Depreciation of tangible assets	485,121	453,121
	Operating lease rentals	265,076	364,028
	Auditors' remuneration (including expenses and benefits in kind)	8,941	8,400
		<u> </u>	<u> </u>
4	Investment income	2014	2013
		£	£
	Bank interest	15,436	5,787
		<u> </u>	<u> </u>
		<u>15,436</u>	<u>5,787</u>
5	Interest payable	2014	2013
		£	£
	On bank loans and overdrafts	31,892	43,412
	On loans repayable after five years	181,943	191,757
		<u> </u>	<u> </u>
		<u>213,835</u>	<u>235,169</u>

2 - 4 BOUNDARY STREET LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2014

6	Taxation	2014	2013
		£	£
	Total current tax	-	-
	Deferred tax		
	Deferred tax adjustments arising in previous periods	87,000	-
		<u>87,000</u>	<u>-</u>
	Factors affecting the tax charge for the year		
	Profit/(loss) on ordinary activities before taxation	573,646	(45,782)
		<u>573,646</u>	<u>(45,782)</u>
	Profit/(loss) on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 20.00% (2013 - 20.00%)	114,729	(9,156)
		<u>114,729</u>	<u>(9,156)</u>
	Effects of:		
	Depreciation add back	97,024	455,092
	Capital allowances	(64,705)	(437,435)
	Tax losses utilised	(143,961)	-
	Other tax adjustments	(3,087)	(8,501)
		<u>(114,729)</u>	<u>9,156</u>
	Current tax charge for the year	<u>-</u>	<u>-</u>

On the basis of these financial statements, no provision has been made for corporation tax.

7 Intangible fixed assets

	Patents
	£
Cost	
At 1 July 2013 & at 30 June 2014	19,336
	<u>19,336</u>
Amortisation	
At 1 July 2013	7,501
Charge for the year	1,971
	<u>9,472</u>
At 30 June 2014	9,472
	<u>9,472</u>
Net book value	
At 30 June 2014	9,864
	<u>9,864</u>
At 30 June 2013	11,835
	<u>11,835</u>

2 - 4 BOUNDARY STREET LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2014

8 Tangible fixed assets	Leasehold Land & Buildings £	Plant and machinery £	Fixtures, fittings & equipment £	Artwork £	Total £
Cost					
At 1 July 2013	9,316,874	638,501	1,262,916	78,407	11,296,698
Additions	5,360	39,955	16,495	3,255	65,065
At 30 June 2014	<u>9,322,234</u>	<u>678,456</u>	<u>1,279,411</u>	<u>81,662</u>	<u>11,361,763</u>
Depreciation					
At 1 July 2013	780,818	460,672	734,802	-	1,976,292
Charge for the year	230,704	65,704	188,713	-	485,121
At 30 June 2014	<u>1,011,522</u>	<u>526,376</u>	<u>923,515</u>	<u>-</u>	<u>2,461,413</u>
Net book value					
At 30 June 2014	<u>8,310,712</u>	<u>152,080</u>	<u>355,896</u>	<u>81,662</u>	<u>8,900,350</u>
At 30 June 2013	<u>8,536,056</u>	<u>177,829</u>	<u>528,114</u>	<u>78,407</u>	<u>9,320,406</u>

9 Stocks	2014 £	2013 £
Finished goods and goods for resale	<u>366,834</u>	<u>351,493</u>

10 Debtors	2014 £	2013 £
Trade debtors	151,597	212,893
Amounts owed by parent and fellow subsidiary undertakings	1,118,619	1,098,047
Other debtors	306,124	279,136
Prepayments and accrued income	120,396	117,865
Deferred tax asset (see note 13)	249,734	336,734
	<u>1,946,470</u>	<u>2,044,675</u>

2 - 4 BOUNDARY STREET LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2014

11	Creditors: amounts falling due within one year	2014 £	2013 £
	Bank loans and overdrafts	433,333	433,333
	Trade creditors	743,762	639,039
	Taxes and social security costs	341,339	290,157
	Other creditors	2,211	2,279
	Accruals and deferred income	574,392	752,178
		<u>2,095,037</u>	<u>2,116,986</u>
12	Creditors: amounts falling due after more than one year	2014 £	2013 £
	Bank loans	975,001	1,408,334
	Other loans	9,000,000	9,000,000
		<u>9,975,001</u>	<u>10,408,334</u>
	Analysis of loans		
	Not wholly repayable within five years other than by instalments:		
		<u>10,408,334</u>	<u>10,841,667</u>
		10,408,334	10,841,667
	Included in current liabilities	<u>(433,333)</u>	<u>(433,333)</u>
		<u>9,975,001</u>	<u>10,408,334</u>
	Loan maturity analysis	<u></u>	<u></u>

Included in other creditors due after more than one year is a loan which is secured by way of a fixed and floating charge over all of the company's assets in favour of Sir Terence Conran (40% shareholder at the balance sheet date) in accordance with the terms of a Joint Venture Agreement.

The bank loan is secured by a first legal charge over the lease of 2-4 Boundary Street, London, E2 7DD, an unlimited debenture dated 30 March 2010 charging all of the company's assets and undertakings and a personal guarantee for £2,600,000 from Sir Terence Conran, a director of the company.

The long-term funding is by way of a loan from the director. The director is not seeking repayment of the loan in the foreseeable future and, consequently, the directors consider it appropriate to prepare these accounts on a going concern basis.

2 - 4 BOUNDARY STREET LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2014

13 Provisions for liabilities

The deferred tax asset (included in debtors, note 10) is made up as follows:

	2014 £	
Balance at 1 July 2013	(336,734)	
Profit and loss account	87,000	
	<u>(249,734)</u>	
Balance at 30 June 2014	<u>(249,734)</u>	

	2014 £	2013 £
Decelerated capital allowances	(140,309)	(227,309)
Tax losses available	(109,425)	(109,425)
	<u>(249,734)</u>	<u>(336,734)</u>

14 Share capital

	2014 £	2013 £
Allotted, called up and fully paid		
1 Ordinary share of £1 each	<u>1</u>	<u>1</u>

15 Statement of movements on profit and loss account

	Profit and loss account £
Balance at 1 July 2013	(294,723)
Profit for the year	486,646
	<u>191,923</u>

2 - 4 BOUNDARY STREET LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2014

16 Reconciliation of movements in shareholders' funds	2014 £	2013 £
Profit/(Loss) for the financial year	486,646	(45,782)
Opening shareholders' funds	(294,722)	(248,940)
Closing shareholders' funds	<u>191,924</u>	<u>(294,722)</u>

17 Financial commitments

At 30 June 2014 the company was committed to making the following payments under non-cancellable operating leases in the year to 30 June 2015:

	Land and buildings	
	2014 £	2013 £
Operating leases which expire: In over five years	<u>317,667</u>	<u>240,000</u>

18 Directors' remuneration	2014 £	2013 £
Remuneration for qualifying services	<u>112,500</u>	<u>112,500</u>

19 Employees

Number of employees

The average monthly number of employees (including directors) during the year was:

	2014 Number	2013 Number
	<u>145</u>	<u>127</u>

Employment costs

	2014 £	2013 £
Wages and salaries	2,337,139	2,053,834
Social security costs	148,155	127,470
	<u>2,485,294</u>	<u>2,181,304</u>

2 - 4 BOUNDARY STREET LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2014

20 Ultimate parent company

The ultimate parent company is Prescott and Conran Limited, a company registered in England.

Prescott and Conran Limited prepares group financial statements and copies can be obtained from 2-4 Boundary Street, London, E2 7DD.

21 Reconciliation of operating profit to net cash outflow from operating activities	2014	2013
	£	£
Operating profit	772,045	183,600
Depreciation of tangible assets	485,121	453,121
Amortisation of intangible assets	1,971	1,971
Increase in stocks	(15,341)	(20,073)
Decrease/(increase) in debtors	11,205	(306,391)
(Decrease)/Increase in creditors within one year	(21,949)	596,537
Net cash inflow from operating activities	1,233,052	908,765

22 Analysis of net debt	1 July 2013	Cash flow	Other non-cash changes	30 June 2014
	£	£	£	£
Net cash:				
Cash at bank and in hand	502,189	536,255	-	1,038,444
Debt:				
Debts falling due within one year	(433,333)	-	-	(433,333)
Debts falling due after one year	(10,408,334)	433,333	-	(9,975,001)
	(10,841,667)	433,333	-	(10,408,334)
Net debt	(10,339,478)	969,588	-	(9,369,890)

23 Reconciliation of net cash flow to movement in net debt	2014	2013
	£	£
Increase/(decrease) in cash in the year	536,255	(291,338)
Cash outflow from decrease in debt	433,333	433,333
Movement in net debt in the year	969,588	141,995
Opening net debt	(10,339,478)	(10,481,473)
Closing net debt	(9,369,890)	(10,339,478)

2 - 4 BOUNDARY STREET LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2014

24 Related party relationships and transactions

2-4 Boundary Street Limited received goods and services to the following values from companies, in which Sir Terence Conran is a director:

Benchmark Woodworking Limited £400 (2013: £1,975)
The Conran Shop Limited £4,735 (2013: £8,083)
Conran and Partners Limited £NIL (2013: £37,852)
Content by Conran Limited £1,139 (2013: £6,068)

2-4 Boundary Street Limited supplied goods and services to the following values to companies in which Sir Terence Conran is a director:

Conran Ink Limited £780 (2013: NIL)
Conran Holdings Limited £300 (2013: NIL)

2-4 Boundary Street Limited also received goods and services to the value of £17,656 (2013: £42,712) from Conran Ink Limited, a company in which Sir Terence Conran and Lady Conran are directors and Sir Terence Conran, the sole shareholder.

Conran Ink Limited charged the company management fees of £37,500 (2013: £37,500).

During the year interest of £181,943 (2013: £191,757) was charged on the loan of £9,000,000 (2013: £9,000,000) from Sir Terence Conran.

The related party transactions were at normal commercial rates.

The company has taken advantage of the exemption available in FRS 8 "Related party disclosures" whereby it has not disclosed transactions with the parent company or any wholly owned subsidiary undertaking in the group.