

APPENDIX 5

Letter from Paramount Properties and Trading History

Overall, the figures indicate a steady and consistent decline in the trading performance of this business.

A decision was made that the chances of the pub remaining economically viable over the long-term was extremely low and we were instructed to market the property to Pub Companies, Investors and Developers. We received limited interest from companies in the Leisure Industry and a number of offers from Investors interested in the potential in the property for alternative uses over the medium term. A buyer was established who exchanged contracts on the purchase on 9th August, 2011 and completed shortly thereafter.

Please do not hesitate to contact us should you wish to discuss this or any other matters further.

Yours faithfully,



Gavin H Sherman BSc (Hons) MRICS
For Paramount Properties Investments (2000) Ltd

D. J. MURPHY & J. F. MURPHY

T/A "GOLDEN LION"

ACCOUNTS

30th April 2009

D. J. MURPHY & J. F. MURPHY
T/A "GOLDEN LION"

BALANCE SHEET

AS AT 30TH APRIL 2009

	<u>2009</u>	<u>2008</u>
	£	£
<u>CAPITAL ACCOUNT</u>		
Balance brought forward	3,520	(3,689)
Net profit for the year	(993)	9,381
	—	—
Capital Introduced less Drawings	2,527	5,692
	6,965	(2,172)
	—	—
	£9,492	£3,520

Represented by:

FIXED ASSETS

See 'Notes to the Accounts'

CURRENT ASSETS

Stock	1,600	1,600
Debtors	6,940	7,006
Cash at bank and in hand	9,688	4,172
	—	—
	18,228	12,778

CURRENT LIABILITIES

Trade and Sundry Creditors	8,736	9,255
Bank Overdraft	—	—
Loan	—	—
	8,736	9,255
	—	—
	9,492	3,523
	—	—
	£9,492	£3,523

D. J. MURPHY & J. F. MURPHY
T/A "GOLDEN LION"

TRADING AND PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 30TH APRIL 2009

	<u>2009</u>	<u>2008</u>
	£	£
Bar sales	164,936	180,357
Bar purchases	86,892	90,677
	<u>78,044</u>	<u>89,680</u>
Catering sales	255	365
Purchases	364	309
	<u>(109)</u>	<u>56</u>
Machines and other income	6,481	7,179
	<u>84,416</u>	<u>96,915</u>
House expenses	54,063	55,860
Staff	9,112	10,451
Upkeep and replacements	18,242	17,258
Administration	2,541	2,557
Entertainment	862	803
Financial	589	605
	<u>85,409</u>	<u>87,534</u>
Depreciation	(993)	9,381
	<u>£(993)</u>	<u>£9,381</u>
<u>Net (Loss) for the Year</u>	<u>£(993)</u>	<u>£9,381</u>

D. J. MURPHY & J. F. MURPHY
T/A "GOLDEN LION"

DETAILED TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30TH APRIL 2009

	<u>2009</u>	<u>2008</u>
	£	£
Bar opening stock	1,600	1,800
Bar purchases	86,892	90,477
	-----	-----
	88,492	92,277
Bar closing stock	1,600	1,600
	-----	-----
	£86,892	£90,677
	-----	-----
<u>HOUSE EXPENSES</u>		
Rent and rates	39,405	38,358
Light and heat	7,360	10,363
Telephone	1,062	1,174
Insurance	6,236	5,965
	-----	-----
	£54,063	£55,860
	-----	-----
<u>STAFF</u>		
Wages and NIC	9,112	10,451
Tips and gratuities	-	-
	-----	-----
	£9,112	£10,451
	-----	-----
<u>UPKEEP AND REPLACEMENTS</u>		
Repairs and renewals	11,044	12,858
Cleaning and laundry	658	1,105
Machines rental	6,216	2,975
T. V. Rental and licence	324	320
Flowers and decorations etc.	-	-
	-----	-----
	£18,242	£17,258
	-----	-----
<u>ADMINISTRATION</u>		
Stationery and postage	91	119
Bookkeeping	1,250	1,250
Accountancy	1,100	1,003
Sundry expenses	100	185
	-----	-----
	£2,541	£2,557
	-----	-----

D. J. MURPHY & J. F. MURPHY
T/A "GOLDEN LION"

DETAILED TRADING AND PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 30TH APRIL 2009 (Cont'd.)

	<u>2009</u>	<u>2008</u>
	£	£

ENTERTAINMENT

Performing Rights Society Musicians etc.	835	803
Giveaway bar snacks and customers free drinks	27	-
	£862	£803

FINANCIAL

Bank charges and interest	589	605
Legal Fees	-	-
	£589	£605