

Appendix A

Non-Treasury Investments: Commercial and Investment Property

Directly owned property (commercial property) purchased via borrowing.

Commercial Property	Actual	31.3.2023 actual		31.3.2024 expected	
	Purchase cost £'000	Gains or (losses) £'000	Value in accounts £'000	Gains or (losses) £'000	Value in accounts £'000
Dudley Port Petrol Filling Station, Tipton	£3,510	£645	£4,155	£0	£4,155
79 Bath Road, Chippenham	£9,106	£144	£9,250	£0	£9,250
Lloyds Bank, 104 Terminus Road, Eastbourne	£2,900	(£1,225)	£1,675	£0	£1,675
Aldi/Iceland, Cleveland Gate Retail Park, Gainsborough	£6,048	(£223)	£5,825	£0	£5,825
303 High Street and 2 Waterside South, Lincoln	£5,665	(£2,765)	£2,900	£0	£2,900
3&4 The Sector, Newbury Business Park	£17,760	(£2,810)	£14,950	£0	£14,950
Sainsbury's, High Street, North Allerton	£7,050	(£215)	£6,835	£0	£6,835
Ruddington Fields Business Park, Mere Way, Nottingham	£6,545	£155	£6,700	£0	£6,700
TOTAL	£58,584	(£6,294)	£52,290	£0	£52,290

The valuations above are in line with figures disclosed within the draft financial statements for 2022/23 (31.3.2023). Further changes to valuations are not currently forecast, any actual variations will be disclosed within the 2023/24 financial statements and the 2024/25 Mid Term treasury Report.

Directly owned property (Investment Property) not purchased via borrowing.

Directly Owned Property	Property type	Valuation at 31 March 2023 £'000
The Stone Building, The Wharf, Newbury	Café	£25
Pelican Lane Creche, Pelican Lane	Children's Nursery	£0
Rainbow Nursery, Priory Road, Hungerford	Children's Nursery	£35
Clappers Farm/Beech Hill Farm, Grazeley	Tenanted Smallholding	£1,750
Bloomfield Hatch Farm, Grazeley	Tenanted Smallholding	£1,000
Shaw Social Club, Almond Avenue, Shaw	Community Centre	£70
Swings n Smiles, Lower Way, Thatcham	Children's Day Centre	£375
Units 1 to 7, Kennet Enterprise Centre, Hungerford	Industrial	£520
London Road Industrial Estate, Newbury	Industrial	£9,350
Valuation total per draft 2022/23 Statement of Accounts		£13,125