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| |  | | --- | | **John | Springfield Papers** | | AttachmentsFri, 21 May, 17:23 (3 days ago) |  |  |
| |  | | --- | | to me | | | |

Hi Emily,

Income and Expenditure Statement for 20-21 attached.  You have  AIB bank statements to support this. Only asset held is commercial property (35% of Spectrum House, St Ivel Way, Warmley, Bristol, BS30 8TY).  Most recent professional valuation was 2015  (Colliers) who valued at £1.4m (35% of which is £490,000).   Property value is probably significantly higher now, 6 years later.  Similar freehold property is realising around £80/square foot  today which would put our property at £2.3 to £2.5m (35% of which would be £805,000 to £875,000).

Kind Regards

John Coldrick

[john@springfieldpapers.com](mailto:john@springfieldpapers.com)