

Distribution Warehouses

COMMERCIAL BUSINESS RATES CASE STUDY

KEY FACTS: Every five years the rateable values of all non-domestic properties in England and Wales are reassessed. The current revaluation came into effect on 1st April 2010 and there are opportunities for lodging appeals now.

LIVERPOOL SITE



Rateable Value Savings Summary

VALUE BEFORE £1,210,000

VALUE AFTER £1,065,000

SAVING £145,000

Rating of Distribution Warehouses

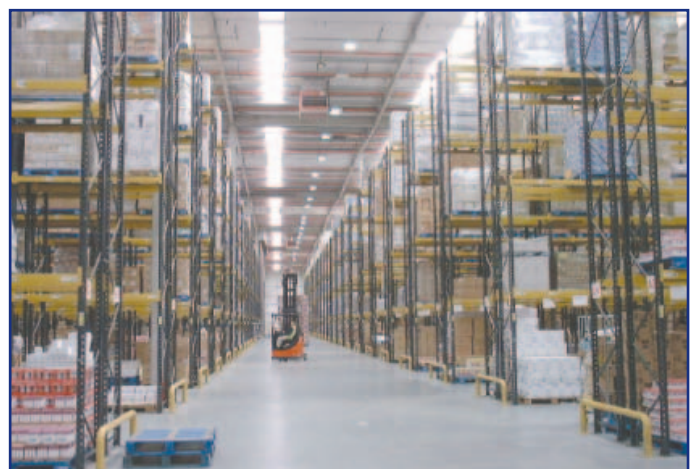
The rating of Regional Distribution Warehouses is quite different to conventional rating due to the size of the warehouse units, which result in few sites of comparison within the nearby locality. In addition, a substantial guide to their value is the measured by their proximity to the transport network.

Further considerations are a general lack of rental evidence, which is the usual benchmark for assessment, as many sites are freehold. Detailed studies of comparable sites across the region within a similar proximity to the transport network, will form a key part of any negotiation

- Conducted a full survey of the site and considered locality
- Conducted research on rates per sq metre on comparable locations across the region
- Conducted valuation and compared with Valuation Office
- Identified variances within the area, rates adopted and assessment of car spaces
- Layout of storage racking created restrictions on use
- Considered proximity of the site and comparables to the major transport networks
- Successfully reduced valuation resulting in savings throughout the Revaluation period

What happens next?

- Copy rates demands for current year
- Clarify tenure details
- Review the existing valuation
- Initial advice on saving opportunities



FOR MORE INFORMATION

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