

# Case Study Business Rates Success

## RHODE ISLAND COFFEE

**KEY FACTS:** Every five years the rateable values of all non-domestic properties in England and Wales are reassessed. The latest revaluation commenced on 1st April 2010 resulting in some significant increases in rateable values and changes to transitional arrangements.



### About our firm

Our firm was established in 1994 and has grown to become one of the country's most successful rating advisors. Our client base is diverse and is broadly divided into educational establishments and medium to large sized commercial companies.

We recognise the significance of property as an asset and throughout the last decade our Practice has provided professional property advice to many retail occupiers throughout the UK from single sites to national clients.

### The Challenge

Rhode Island Coffee instructed us to review their property portfolio during the 2000, 2005 and current 2010 revaluations. We have developed a solid relationship with Rhode Island Coffee for whom we have been able to achieve considerable savings.

### The Solution

We surveyed the properties using our extensive knowledge of shops and premises. The valuation of cafes is more challenging due to potential for valuing on different bases and the different layout from a conventional shop.

### The Result

Negotiations with Valuation Officers across the sites lead to reductions in 2005 rateable values for Rhode Island Coffee with total actual savings over £42,000.

### What our Client Says...

“ Beattie's have consistently performed in saving money off the rating assessments of our shops and we look forward to continuing results. ”

**Raj Ruia, Managing Director, Rhode Island Coffee**

### Rateable Value Savings Summary

VALUE BEFORE	£193,000
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VALUE AFTER	£158,750
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SAVING	£42,420*
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\* Actual savings during revaluation as a result of rating list reductions

#### FOR MORE INFORMATION

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CHARTERED SURVEYORS