

## **APPENDIX 4 | Copy of Valuation Office Agency's 'business rates'**

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Property

# Gnd F 36 At 36-38, Hatton Garden, London, EC1N 8EB

## Contents

- [Valuation](#)
- [Help with current valuation](#)
- [Compare properties](#)

## Valuation

Current rateable value (1 April 2023 to present)

£85,000

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

## Valuations for this property

Valuations <a href="#">Help with Valuations</a>	Effective date <a href="#">Help with Effective date</a>	Rateable value
<b>CURRENT</b> 1 April 2023 to present	1 April 2023	£85,000
<b>PREVIOUS</b> <a href="#">1 April 2017 to 31 March 2023</a>	1 April 2017	£81,500

Show all sections

Valuation details , Show

How the rateable value is calculated , Hide

The Valuation Office Agency (VOA) uses a ‘rental’ method to value high street businesses like shops, hairdressers, betting shops and banks.

The VOA gathers information about rents paid for shops and businesses. It analyses the information and works out a price per square metre. It also considers local conditions and things like unusual shops shapes, split levels and sales areas hidden by pillars.

Zoning is used to apply the price per square metre to the property and get the rateable value. Each zone covers the width of the shop and has a depth of 6.1 metres. Zone A starts at the shop window. As you move further into the shop, each zone is half the value of the one before it. Spaces like store rooms or upstairs offices are valued but not as a zone.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 617202](#) which groups comparable properties together.

### [More about how business properties are valued](#)

#### Shop floor areas

Description	Area m <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	Value <a href="#">Help with Value</a>
Ground floor retail zone a	37.2	£1,156.25	£43,013
Ground floor retail zone b	37.2	£578.13	£21,506
Ground floor retail zone c	26	£289.06	£7,516
Ground floor office	83	£144.53	£11,996
Ground floor internal storage	6.62	£115.63	£765
Ground floor internal storage	4.97	£115.63	£575
<b>Total</b>	<b>194.99</b>		<b>£85,371</b>

#### Valuation

**Total value £85,371**

**Rateable value (rounded down) £85,000**

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Show all sections

You want to change something in this valuation , Show

How the rateable value is calculated , Show

The rateable value and your business rates bill , Show

Business rates relief , Show

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