

Property

**Bst - 1st 29-31, Parkway, London, NW1 7PN**

Valuation

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## Valuation

Current rateable value (1 April 2023 to present)

**£73,000**

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 ?	Effective date ?	Rateable value
CURRENT	1 April 2023 to present	1 April 2023
PREVIOUS	1 April 2017 to 31 March 2023	1 April 2017

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### Valuation details

[Hide](#)

Description ?	Restaurant and premises
Local council	Camden
Local council reference ?	00733002903102
Rating list ?	2023
Effective date ?	1 April 2023
Valuation scheme reference ?	<a href="#">621688</a>
Base rate ?	£450.00
Measurement method ?	Net internal area
Transitional relief certificate issued ?	No
Special category code ?	234G

### How the rateable value is calculated

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The Valuation Office Agency (VOA) uses a 'rental' method to value restaurants.

1 April 2023 to Present

- Summary valuation -  
Valuation Office Agency -  
GOV.UK

### How the rateable value is calculated

 Hide

The Valuation Office Agency (VOA) uses a 'rental' method to value restaurants.


The VOA gathers information about rents paid for comparable business properties. It analyses the information and works out a price per square metre. It also considers local conditions and property characteristics such as outside seating, unusual layouts and air conditioning.

Zoning or an 'overall' method is used to apply the price per square metre to the property and get the rateable value.

This property is part of [valuation scheme 621688](#) which groups comparable properties together.

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

### Restaurant floor areas

Description	Area m <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	Value 
Ground floor retail zone a	43.71	£450.00	£19,670
Ground floor retail zone b	33.16	£450.00	£14,922
Ground floor retail zone c	21.12	£450.00	£9,504
Ground floor remaining retail zone	7.2	£450.00	£3,240
Ground floor kitchen	33.24	£450.00	£14,958
Ground floor internal storage	8.35	£225.00	£1,879
First floor office	25.97	£112.50	£2,922
First floor internal storage	35.02	£112.50	£3,940
First floor cold store	4.72	£112.50	£531
First floor staff toilets	7.72	£0.00	£0
Basement floor public toilets	10.51	£112.50	£1,182
<b>Total</b>	<b>230.72</b>		<b>£72,748</b>

### Additional details

Description	Area m <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	Value 
Air conditioning system	105.19	£7.00	£736
<b>Total</b>			<b>£736</b>

### Valuation

<b>Total value</b>	<b>£73,484</b>
<b>Rateable value (rounded down)</b>	<b>£73,000</b>

Get help with this valuation

Property

**Bst - 1st 29-31, Parkway, London, NW1 7PN**

1 April 2017 to 31 March 2023

- Summary valuation - Valuation Office Agency - GOV.UK

- Valuation
- Help with previous valuation
- Compare properties

Valuation

Previous rateable value (1 April 2017 to 31 March 2023)

£73,000

This was the rateable value for the property. It is not what you would have paid 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 ?	Effective date ?	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£73,000
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£73,000

[Hide all sections](#)

Valuation details

[Hide](#)

Description ?	Restaurant and premises
Local council	Camden
Local council reference ?	00733002903102
Rating list ?	2017
Effective date ?	1 April 2017
Valuation scheme reference ?	<a href="#">347040</a>
Base rate ?	£500.00
Measurement method ?	Net internal area
Transitional relief certificate issued ?	No
Special category code ?	234G

How the rateable value is calculated

[Hide](#)

The Valuation Office Agency (VOA) uses a 'rental' method to value restaurants.

How the rateable value is calculated

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The Valuation Office Agency (VOA) uses a 'rental' method to value restaurants.

The VOA gathers information about rents paid for comparable business properties. It analyses the information and works out a price per square metre. It also considers local conditions and property characteristics such as outside seating, unusual layouts and air conditioning.

Zoning or an 'overall' method is used to apply the price per square metre to the property and get the rateable value.

This property is part of [valuation scheme 347040](#) which groups comparable properties together.

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

Restaurant floor areas

Description	Area m²/unit	£ per m²/unit	Value ?
Ground floor retail zone a	43.71	£500.00	£21,855
Ground floor retail zone b	33.16	£500.00	£16,580
Ground floor retail zone c	21.12	£500.00	£10,560
Ground floor remaining retail zone	7.2	£500.00	£3,600
Ground floor kitchen	33.24	£250.00	£8,310
Ground floor internal storage	8.35	£250.00	£2,088
First floor office	25.97	£125.00	£3,246
First floor internal storage	35.02	£125.00	£4,378
First floor cold store	4.72	£125.00	£590
First floor staff toilets	7.72	£0.00	£0
Basement floor public toilets	10.51	£125.00	£1,314
Total	230.72		£72,521

Additional details

Description	Area m²/unit	£ per m²/unit	Value ?
Air conditioning system	105.19	£7.00	£736
Total			£736

Valuation

Total value	£73,257
Rateable value (rounded down)	£73,000

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