

## Valuation

### The Black Cap 171, Camden High Street, London, NW1 7JY

**Description**

Public house and premises

**Local authority reference**

00641017120005

**Transitional Relief certificate issued**

No

**Special category code**

1

**Effective date**

1 April 2010

**Appeals**

1

The rateable value is rounded down to

**£100,000**

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

**The valuation details for this property aren't available to view online**

This valuation is not available to view online due to the type of property or the valuation method used.

If you're the owner or occupier of this property and you want to see more information about the valuation, you should [contact](#) the Valuation Office Agency.

You'll need to provide:

- proof of your relationship to the property (for example a business rates bill)
- details of the information that you want to see
- authorisation from the owner or occupier if you're acting on their behalf as an agent

The 2010 rating list is now closed and appeals can only be made in limited circumstances.

An appeal can be made:

- no later than 30 September 2017 when citing a decision of a Valuation Tribunal, or higher court
- or
- within 6 months of a Valuation Office Agency (VOA) 'notice of alteration'

[Propose changes to this valuation](#)

# Business Rates Bill : 2015/2016



Business Rates Service

Camden Town Hall

Judd Street

London

WC1H 8NH

DX Euston 2106

020 7974 6460

Fax 020 7974 6450

brates@camden.gov.uk

Date of issue: 28/04/2015

**ANY QUERIES ABOUT THIS BILL, PLEASE  
CONTACT 020 7974 6460 AND QUOTE  
ACCOUNT NUMBER 68370325**

Reason for Bill: Payment Method Change

CAM.

FAUCET INN LIMITED,  
C/O UNION,  
88-90 GEORGE STREET,  
LONDON,  
W1U 8PA



Rateable Value	£100,000
Rating Multiplier:	49.3p in £
SBR Multiplier:	48p in £
Account Reference:	68370325
Property Reference:	00641017120005

Property Description PUBLIC HOUSE AND PREMISES

Address of property giving rise to charge:

THE BLACK CAP 171 CAMDEN HIGH STREET LONDON  
NW1 7JY



9826 0054 0900 0068 3703 2503

## Details for period 01/04/15 to 31/03/16 :-

This is calculated as follows:

Gross Charge (£100,000 x 49.3p)	£49,300.00
<b>Net Liability for Period</b>	<b>£49,300.00</b>
Business Rates Supplement (BRS) RV x 2p in £ Gross	£2,000.00
Payments	£5,130.00 CR

**Amount Payable**

**£46,170.00**

### TOTAL INSTALMENT

01/04/2015	£5,130.00
01/05/2015	£5,130.00
01/06/2015	£5,130.00
01/07/2015	£5,130.00
01/08/2015	£5,130.00
01/09/2015	£5,130.00
01/10/2015	£5,130.00
01/11/2015	£5,130.00
01/12/2015	£5,130.00
01/01/2016	£5,130.00

Failure to pay your instalments by the due date, will result in you losing your right to pay by this method. The full balance on the account will then become due and payable immediately and will result in further recovery action being taken if not paid. Please contact our office straight away, if you cannot afford to pay.

## Valuation Record

### The Black Cap 171, Camden High Street, London, NW1 7JY

- [Valuation](#)
- [Other valuations](#)

#### Description

Public house and premises

#### Local authority reference

00641017120005

#### Transitional Relief certificate issued

No [help with Transitional Relief](#)

#### Special category code

226S

#### Effective date

20 July 2015

#### List alteration date

28 November 2016

#### Appeals

0

#### The valuation details for this property aren't available to view online

This valuation is not available to view online due to the type of property or the valuation method used.

If you're the owner or occupier of this property and you want to see more information about the valuation, you should [contact](#) the Valuation Office Agency.

You'll need to provide:

- proof of your relationship to the property (for example a business rates bill)
- details of the information that you want to see
- authorisation from the owner or occupier if you're acting on their behalf as an agent

The 2010 rating list is now closed and appeals can only be made in limited circumstances.

An appeal can be made:

- no later than 30 September 2017 when citing a decision of a Valuation Tribunal, or higher court

or

- within 6 months of a Valuation Office Agency (VOA) 'notice of alteration'

[Propose changes to this valuation](#)

**This property is no longer on the rating list.**

**Business Rates Bill : 2016/2017**



Date of issue: 15/09/2016

*Spoke to Shaun @ Barclays on 29/11/16 to stop DD Ref 1-14576914083*

**Business Rates Service**  
Camden Town Hall  
Judd Street  
London  
WC1H 8NH  
DX Euston 2106  
020 7974 6460  
Fax 020 7974 6450  
brates@camden.gov.uk

**ANY QUERIES ABOUT THIS BILL, PLEASE CONTACT 020 7974 6460 AND QUOTE ACCOUNT NUMBER 68573607**

Reason for Bill: Instalment Change

FAUCET INN LIMITED,  
C/O UNION,  
88-90 GEORGE STREET,  
LONDON,  
W1U 8PA

*23/09 e oosys*

Rateable Value	£100,000
Rating Multiplier:	49.7p in £
SBR Multiplier:	48.4p in £
Account Reference:	68573607
Property Reference:	00641017120005

**Property Description PUBLIC HOUSE AND PREMISES**  
**Address of property giving rise to charge:**  
THE BLACK CAP 171 CAMDEN HIGH STREET LONDON  
NW1 7JY

**Details for period 01/04/16 to 31/03/17 :-**  
This is calculated as follows:

Gross Charge (£100,000 x 49.7p)	£49,700.00
Business Rates Supplement (BRS) RV x 2p in £ Gross	£2,000.00
<b>Net Liability for Period</b>	<b>£49,700.00</b>
Payments	£20,680.00 CR

*07/10/17  
£73,797.98  
Ms Kocalk.*

<b>Amount Payable</b>	<b>£31,020.00</b>
<b>Method of payment: DIRECT DEBIT</b>	
TOTAL INSTALMENT	
01/10/2016	£13,790.00
01/11/2016	£3,446.00
01/12/2016	£3,446.00
01/01/2017	£3,446.00
01/02/2017	£3,446.00
01/03/2017	£3,446.00

*Stop. kl 29/11/16.*

**Business Rates Bill : 2016/2017**



Business Rates Service  
Camden Town Hall  
Judd Street  
London  
WC1H 8NH  
DX Euston 2106  
020 7974 6460  
Fax 020 7974 6450  
brates@camden.gov.uk

Date of issue: 09/09/2016

ANY QUERIES ABOUT THIS BILL, PLEASE  
CONTACT 020 7974 6460 AND QUOTE  
ACCOUNT NUMBER 68573607

*12/09/16  
erected with  
@ Smiths*

Reason for Bill: Payment Method Change

FAUCET INN LIMITED,  
C/O UNION,  
88-90 GEORGE STREET,  
LONDON,  
W1U 8PA



Rateable Value	£100,000
Rating Multiplier:	49.7p in £
SBR Multiplier:	48.4p in £
Account Reference:	68573607
Property Reference:	00641017120005

Property Description PUBLIC HOUSE AND PREMISES  
Address of property giving rise to charge: **CAM.**  
THE BLACK CAP 171 CAMDEN HIGH STREET LONDON  
NW1 7JY

Details for period 01/04/16 to 31/03/17 :-  
This is calculated as follows:

Gross Charge (£100,000 x 49.7p)	£49,700.00
Business Rates Supplement (BRS) RV x 2p in £ Gross	£2,000.00
<b>Net Liability for Period</b>	<b>£49,700.00</b>
Payments	£20,680.00 CR

*15/09/2016. Rob McManus*

*AP-M 7 Jul - 4/10.*

*Aug - 1/2.*

*Sep -*

*1/12 2016/2017*

*£10340*

*£13,786-67*

Amount Payable **£31,020.00**  
Method of payment: DIRECT DEBIT

	TOTAL INSTALMENT	
<del>01/10/2016</del>	<del>£15,510.00</del>	<i>3 instalments. 20680- 3446-67. x6</i>
<del>01/11/2016</del>	<del>£5,170.00</del>	
<del>01/12/2016</del>	<del>£5,170.00</del>	
<del>01/01/2017</del>	<del>£5,170.00</del>	
<i>01/10</i>		
<i>01/03</i>	<i>£3446-67</i>	<i>16.</i>

Date : 09 September 2016  
Our ref : 68573607  
Enquiries to : David Drennan  
Direct line : 020 7974 6460  
Fax : 020 7974 6450  
Textlink : 020 7974 6866  
Email : brates@camden.gov.uk

FAUCET INN LIMITED  
C/O UNION  
88-90 GEORGE STREET  
LONDON  
W1U 8PA

Dear Sir/Madam,

**Important: Confirmation of the set-up of your Direct Debit Instruction**

Thank you for agreeing to pay your Business Rates by Direct Debit. This is the most cost effective method of payment and ensures that your payments are always made on time.

Having accepted your Direct Debit details, I would like you to confirm that they are correct. Please can you check the details below:

- Account Name: FAUCET INN LTD
- Account Number: \*\*\*\*4208 10 60 4208
- Bank Sort Code: 20-07-71

If any of the above details are incorrect please call us as soon as possible on 020 7974 6460 or email us at brates@camden.gov.uk. However, if your details are correct you need do nothing and your Direct Debit will be processed as normal. You have the right to cancel your Direct Debit at any time. A copy of the direct debit guarantee is below.

For your information, the collections will be made using this reference.

- Service User Number: 971683
- Reference: LB of Camden NNDR  
01 68573607 - *State Cap*

Yours faithfully

*David Drennan*  
David Drennan  
Business Rates Officer

## The Direct Debit Guarantee



- This Guarantee is offered by all banks and building societies that accept instructions to pay Direct Debits.
- If there are any changes to the amount, date or frequency of your Direct Debit LB Camden will notify you 10 working days in advance of your account being debited or as otherwise agreed. If you request LB Camden to collect a payment, confirmation of the amount and date will be given to you at the time of the request.
- If an error is made in the payment of your Direct Debit, by LB Camden or your bank or building society, you are entitled to a full and immediate refund of the amount paid from your bank or building society - If you receive a refund you are not entitled to, you must pay it back when LB Camden asks you to
- You can cancel a Direct Debit at any time by simply contacting your bank or building society. Written confirmation may be required. Please also notify us.



**BUSINESS RATES INSTALMENT REMINDER**



Business Rate Section  
Town Hall  
Judd Street  
London  
WC1H 8NH

**Payment Line 020 7974 6104**

Date 08/09/2016
Account Reference 68573607

FAUCET INN LIMITED  
C/O UNION  
88-90 GEORGE STREET  
LONDON  
W1U 8PA

DX EUSTON 2106  
Phone 020 7974 6460  
Fax. 020 7974 6450  
Email:  
[brates@camden.gov.uk](mailto:brates@camden.gov.uk)



**AMOUNT OVERDUE: £10,340.00 | MUST BE RECEIVED WITHIN 7 DAYS OF THE DATE OF THIS NOTICE**

Property Address:  
**THE BLACK CAP 171 CAMDEN HIGH STREET LONDON  
NW1 7JY**

Our Records show that you are behind with your Business Rates instalments for the year 2016 and owe £10,340.00.  
(Please note that this amount includes any instalment due within the next 7 days).

It is a condition of the statutory instalment scheme that your payments are received by the specified date. You must now pay the overdue instalment of £10,340.00 IN FULL WITHIN 7 DAYS of the date of this letter.

Do not ignore this letter. If you do not pay £10,340.00 within the next seven days, the right to pay by instalments will be lost. This means the balance of the year's charge of £31,020.00 would be due within 14 days of the date of this notice and, if not paid, a summons will be issued incurring costs of £155.00

You must make sure that we receive future instalments by the due dates shown on your bill, otherwise you will lose the right to pay by instalments. Only one Reminder Notice is sent and if you are late paying your instalments again, a Final Notice will be issued and the right to pay by instalments lost.

If you are having difficulty in paying, or have a question about the amount due please call us on 020 7974 6460 or email us at [brates@camden.gov.uk](mailto:brates@camden.gov.uk) .

**IMPORTANT**

**Make sure you don't lose your right to pay by instalments. Pay By DIRECT DEBIT.  
Complete the form overleaf and send it to us now.**



9826 0054 0900 0068 5736 0701

FDMLCAMINFINRJUREC-192Pg-1

# Business Rates Bill : 2016/2017



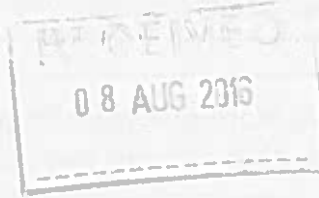
Business Rates Service  
Camden Town Hall  
Judd Street  
London  
WC1H 8NH  
DX Euston 2106  
020 7974 6460  
Fax 020 7974 6450  
brates@camden.gov.uk

Date of issue: 03/08/2016

**ANY QUERIES ABOUT THIS BILL, PLEASE  
CONTACT 020 7974 6460 AND QUOTE  
ACCOUNT NUMBER 68573607**

Reason for Bill: Payment Method Change

FAUCET INN LIMITED,  
C/O UNION,  
88-90 GEORGE STREET,  
LONDON,  
W1U 8PA



Rateable Value £100,000  
Rating Multiplier: 49.7p in £  
SBR Multiplier: 48.4p in £  
Account Reference: 68573607  
Property Reference: 00641017120005

Property Description PUBLIC HOUSE AND PREMISES

Address of property giving rise to charge:  
THE BLACK CAP 171 CAMDEN HIGH STREET LONDON  
NW1 7JY



### Details for period 01/04/16 to 31/03/17 :-

This is calculated as follows:

Gross Charge (£100,000 x 49.7p)	£49,700.00
<b>Net Liability for Period</b>	<b>£49,700.00</b>
Business Rates Supplement (BRS) RV x 2p in £	£2,000.00
<b>Payments</b>	<b>£20,680.00 CR</b>

Sent DD 16/08/16

Amount Payable

**£31,020.00**

	TOTAL INSTALMENT
01/08/2016	£5,170.00
01/09/2016	£5,170.00
01/10/2016	£5,170.00
01/11/2016	£5,170.00
01/12/2016	£5,170.00
01/01/2017	£5,170.00

Failure to pay your instalments by the due date, will result in you losing your right to pay by this method. The full balance on the account will then become due and payable immediately and will result in further recovery action being taken if not paid. Please contact our office straight away, if you cannot afford to pay.





Date : 03 August 2016  
Our ref : 68573607  
Your ref :  
Enquiries to : David Drennan  
Direct line : 020 7974 6460  
Fax : 020 7974 6450  
Textlink : 020 7974 6866  
Email : brates@camden.gov.uk

Council Tax & Business Rates  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8NH  
www.camden.gov.uk

FAUCET INN LIMITED  
C/O UNION  
88-90 GEORGE STREET  
LONDON  
W1U 8PA



Dear Sir/Madam

**Re: Direct Debit Cancellation - THE BLACK CAP, 171 CAMDEN HIGH STREET, LONDON W1U 8PA.**

Your bank has informed me that the direct debit instruction for the payment of your Business Rates at the above address has been cancelled.

Please ensure that you now make an immediate payment of £5,170.00, to bring your account up to date. Future payments should then be made in accordance with the attached bill, either by cheque/cash on the 1<sup>st</sup> day of each consecutive month.

Alternatively, if the situation regarding your liability has altered, for example, you have moved out or are due to move out, please contact this office immediately to prevent further recovery action being taken on your account, which could incur additional fees.

Did you know we can send your bills by e-mail? This helps to reduce costs and means you receive bills and amendments without delay. If you would like to receive bills by e-mail please send your request to [brates@camden.gov.uk](mailto:brates@camden.gov.uk) Tell us the e-mail address you want us to use along with the account reference from your bill or the property address.

Yours faithfully

David Drennan  
Business Rates Officer