

# Appealing Business Rates for 2023 Revaluation in Scotland

## How we can help

**businessratesadvice.com** specialise in the business rates sector. Our Chartered Surveyors have over 25 years' Specialist Rating experience.

There is going to be a Revaluation of all non-domestic properties in Scotland on 1 April 2023. The Scottish Assessors are proposing to issue draft Rateable Values (RVS) around 30 November 2022, to be effective from 1 April 2023 for a minimum period of three years.

The Revaluations take place to allow the rates system to reflect changes in the property market, and since the last revaluation in 2017, there has been significant unrest in commercial property values depending on each sector. Similar to the last revaluation, there will be a right of appeal against the RVS which will require to be lodged by a date that has still to be confirmed by the Government.

It is imperative that every non domestic property within your portfolio (even if you are the landlord and not responsible for rates) is considered for appeal. The reason being is that if your property is not appealed then there is no legal basis to benefit from the same level reduction which has been received by a neighbouring property which has successfully appealed their rates assessment.

When the draft rateable values are issued, we strongly recommend you get in touch with our team to discuss the best way forward. Even if the assessments have fallen which will be the case in some sectors, they may still not be correct and there could be scope for further reduction in the rates if appeals are lodged timeously.

We are fully regulated by The Royal Institution of Chartered Surveyors (RICS), so you are rest assured we can provide sound professional advice.

[info@businessratesadvice.com](mailto:info@businessratesadvice.com)  
0141 297 1111

[www.businessratesadvice.com](http://www.businessratesadvice.com)



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advice.com**

# OUR SERVICES

## Appealing and Challenging your Rateable Value

We have both market knowledge and technical expertise to identify opportunities which help secure the best reductions.

## Audit and Budgeting

We can help forecast the business rates costs into your budget process by assisting your finance team to assess your liabilities. At the same time, we will identify any potential opportunities for rates savings as part of this service.

## Rates Mitigation Strategies

We investigate the most efficient way to reduce your business rates liability whilst helping save our clients thousands of pounds on their business rates.

## Consultancy

All aspects of business rates issues, providing rates estimates for potential acquisitions and how rules impact your business.

## CASE STUDIES

### Little Raith Windfarm, Fife, Scotland

2017 Revaluation appeal of service facility. We considered all aspects of Windfarm Valuations. In addition to securing various allowances we also secured a reduction in the MWH (Mega Watts Per Hour) that was originally applied by the Assessor.

Issued RV £584,000

Settled RV £534,000

Total business rates saving £155,000



### Crowood House, Hotel, Cumbernauld North Lanarkshire

New Occupier appeal. We reviewed the issued RV as part of our rates health check and were able to identify savings quickly and actioned on behalf of the client.

Issued RV £96,000

Negotiated RV £81,500

Annual business rates saving £8,000

### Royal Faculty of Procurators Conference Facility Nelson Mandela Place, Glasgow

At 2017 Revaluation we identified quickly there could be another valuation approach to calculating the RV and managed to persuade the Assessor to adopt this approach.

Issued RV £61,500

Settled RV £36,500

Total business rates saving £68,000



### Warehouse Unit, Calderhead Road, Shots

We undertook a detailed survey of the property as part of the revaluation appeal, then we were able to identify evidence which supported a significant drop in the RV.

Issued RV £294,000

Negotiated RV £180,000

Total business rates saving £310,000

### CVS Inverclyde, Cathcart Street, Greenock, Inverclyde

Provided a rates mitigation strategy and separated the property into small units resulting in the RV reducing.

Issued RV £80,000

Negotiated RV £47,000

Total business rates saving £125,000

### World of Golf, Great Western Road, Glasgow

After 2017 Revaluation figure was issued, we conducted a thorough survey of the property to identify the errors in the Assessor valuation, we then undertook a nationwide review of these type of entertainment centres.

Issued RV £181,500

Negotiated RV £133,000

Total business rates saving £125,000