

VALUATION PRACTICE NOTE – Garden Centres

Version 1.0

1. Property Description

1.1. For the purposes of valuation, a Garden Centre is a large non-food store, typically on a single level, that specialises in the sale of shrubs, plants, trees and associated merchandise as well as other retail goods.

1.2. There are three principal types of Garden Centres:

- Modern purpose built Garden Centres, of good quality with good facilities.
- Subjects that have evolved to become good quality Garden Centres with a mixture of building constructions.
- Traditional local garden centres primarily for plant sales.

2. Rateability

This type of subject frequently comprises two elements:

(a) Glasshouses and land used for raising plants, shrubs and trees and to which the public are denied access.

These areas are deemed “land developed for horticulture”. This is defined in 3 of the Valuation Act, 2001 – 2015 as “*land used for market gardening, nurseries, allotments or orchards, other than land or buildings, or parts of buildings, used for the sale or processing of horticultural produce.*”

In accordance with Schedule 4 Paragraph 2 of the Valuation Act, 2001 – 2015 “land developed for horticulture” is Relevant Property not Rateable and is not valued.

(b) Buildings, glasshouses and display areas used for retail purposes are rateable Relevant Property in accordance with Section 15 and Schedule 3 Paragraph 1 (a) of the Valuation Act, 2001 – 2015 and are valued.

3. Basis / Methodology of Valuation

3.1. The valuation of a property for Revaluation purposes is carried out under section 48 of the Valuation Act, 2001 – 2015.

3.2. The valuation of a property for Revision purposes is carried out under section 49 of the Valuation Act, 2001 – 2015.

3.3. The valuation of a Garden Centre for Revision purposes is determined by reference to the Tone of the List using the Comparison Method of valuation.

3.4. A rate of value is applied on a per square metre basis to retail and ancillary space. Consideration will be given to the following elements in order to arrive at the Net Annual Value of the property:

- The size and character of the sales area.
- The construction type and age of the building.
- The amount and positioning of the space allocated to stores relative to the sales area.
- Access/Loading facilities.
- Ease and adequacy of parking.
- Population demographics
- Catering provided

4. Survey / Inspection

4.1. The following information will be noted:

- Property Location
 - The suitability of the location for this particular use.
 - The market rating of the location such as prime, secondary etc.
 - Accessibility.
 - Predominant adjoining uses e.g. retail, mixed commercial, residential.
- Nature of the retail space and facilities so as to determine the Use Description of the property as listed in paragraph 8.2 below and noting the following features:
 - Open plan, partitioned, solid wall cellular, location of pillars, stores, WCs etc
 - Size of floor plates
 - Rear access/Loading facilities
 - Displays
 - Lighting – Natural/ Artificial, quality
 - Lifts/Floor finishes/Ceilings
 - Structural division walls
 - Mezzanine level Heights

- Eaves Height
- Canopied sales
- Glasshouse
- Air handling / Heating type
- User clauses
- Car / Bike parking spaces – see paragraph 9 below.
- Measurements – see paragraph 5 below.
- Lease or purchase details
- Any statutory or local planning provisions in force that may have an impact on rental value.
- Any other factors that are considered to affect the annual letting value of the property

5. Measurement

5.1. The retail element of Garden Centres is measured to Gross Internal Area (GIA) in accordance with the Valuation Office Rating Code of Measuring Practice.

5.2. The external storage element of Garden Centres is measured to Gross External Area (GEA) in accordance with the Valuation Office Rating Code of Measuring Practice.

6. Car Parking

6.1. Car parking arrangements associated with retail units will be dealt with as follows:

- Common car parking facilities serving retail units will be reflected in the rent passing.
- Where the building occupier occupies car spaces at a physically separate location then they will be valued as a separate relevant property with a description of 'carpark'.

7. Case Law / Tribunal Judgements

7.1. The following Valuation Tribunal judgements are relevant as to how these properties are valued:

- VA 05/1/008 - Nangle's Nurseries Ltd
- VA 04/2/071 - Michael Moloney

Date: 10.08.2017