

## VALUATION PRACTICE NOTE – Retail Units < 1000sqm

Version 1.0

### 1. Property Description

1.1. For the purpose of valuation, a retail unit is a business premises which can be used for the sale of goods, merchandise or services from a fixed location.

1.2. The property can be in various types of locations varying from high street shopping areas to dedicated shopping malls and suburban parades of neighbourhood shops.

### 2. Rateability

2.1. Retail units are rateable Relevant Property in accordance with Section 15 and Schedule 3 paragraph 1 (a) of the Valuation Act, 2001 - 2015.

### 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 retail unit 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 Zone A per square metre basis and on a per square metre basis for ancillary space.

### 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. offices, mixed commercial, residential.
- Nature of the retail space so as to determine the correct comparisons to use for the property i.e. Shopping centre, High Street, Neighbourhood centre and to determine the correct use type – see paragraph 8.2 below.
- The following features will also be noted:
    - Open plan, partitioned, solid wall cellular, location of pillars, shadow areas, stores, WCs etc.
    - Size of floor plates.
    - Any variations in ground floor, floor level.
    - Low Storage Heights.
    - Step/stair access from street level.
    - Rear access.
    - Details of any shared entrances.
    - Internal shop frontage measurement.
    - Structural division walls.
    - Awkward shape not accounted for in the zoning of the premises.
    - Shop front disabilities or improvements.
    - User clauses.
    - Car / Bike parking spaces – see paragraph 9 below.
- Measurements – see paragraph 5 below.
  - Any other factors that it is considered would affect the annual letting value of the property.
  - Lease or purchase details.

Any statutory or local planning provisions in force that may have an impact on rental are also to be noted.

## **5. Measurement**

5.1. All retail units less than 1,000sqm are measured to Net Internal Area (NIA) in accordance with the Valuation Office Code of Rating Measuring Practice and the SCS Code of Measuring

Practice.

NIA excludes the following areas from the valuation.

- Structural walls and pillars
- Lifts and stairs
- Plant rooms
- Staff toilets
- Corridors and other circulations space of a permanent essential nature.

## **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 basic rate applied to the retail unit. Under these circumstances no addition will be required to be made.
- 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'.

**Date:** 10.08.2017