

VALUATION PRACTICE NOTE – Retail Warehouses

Version 1.0

1. Property Description

1.1. For the purposes of valuation, a retail warehouse is a large non-food store, typically on a single level, that specialises in the sale of bulky goods, such as carpets, furniture, electrical goods, or bulky DIY items.

1.2. There are three principal types of retail warehouses:

- Modern purpose built retail warehouses –These units are based on formats up to a foot print of 6,000sqm in accordance with the Retail Planning Guidelines 2005.
- Older building converted from industrial use to retail.
- Larger modern purpose built units – such as IKEA in Ballymun.

2. Rateability

2.1. Retail warehouses are rateable Relevant Property in accordance with Schedule 3 Section 1. paragraph (a) of the Valuation Act, 2001 as amended by the Valuation (Amendment) Act 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 as amended by the Valuation (Amendment) Act 2015.

3.2. The valuation of a property for Revision purposes is carried out under section 49 of the Valuation Act, 2001 as amended by the Valuation (Amendment) Act 2015.

3.3. The valuation of a retail unit for Revision purposes is determined by the use of the Comparison Method of valuation.

3.4. A rate of value is applied on a per square metre basis to retail and 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. retail, mixed commercial, residential.
- Nature of the retail space and facilities noting the following features:
 - Open plan, partitioned, solid wall cellular, location of pillars, shadow areas, 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
 - Rateable plant and machinery
 - Air handling / Heating type
 - User clauses
 - Car / Bike parking spaces.
- Measurements – see paragraph 5 below.
- Any other factors that are considered to 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. Retail warehouses are measured to Gross Internal Area (GIA) – in accordance with the Valuation Office Rating Code of Measuring Practice and the SCSI 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'.

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