

## Find your business rates valuation

The VOA have temporarily suspended Rateable Value Experts and Re-Rates UK while we investigate a potential serious breach of our agent standards.  
The VOA will not work with these agents during this suspension.

[Sign in \(https://www.tax.service.gov.uk/business-rates-dashboard/home\)](https://www.tax.service.gov.uk/business-rates-dashboard/home)

[Register \(https://www.tax.service.gov.uk/business-rates-property-linking/start\)](https://www.tax.service.gov.uk/business-rates-property-linking/start)

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Property

**Strutt And Parker 31, North  
Street, Chichester, West  
Sussex, PO19 1LX**

Valuation

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### Valuation

Current rateable value (1 April 2023 to present)

**£15,750**

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill \(opens in new tab\) \(https://www.gov.uk/calculate-your-business-rates\)](https://www.gov.uk/calculate-your-business-rates)

### Valuations for this property

Valuations	Effective date	Rateable value
CURRENT    1 April 2023 to present	1 April 2023	£15,750
PREVIOUS <a href="/business-rates-find/valuations/6688283000?valuationId=16048749000">1 April 2017 to 31 March 2023 (/business-rates-find/valuations/6688283000?valuationId=16048749000)</a>	1 April 2017	£22,750

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## Valuation details

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Description	Shop and premises
Local council	Chichester
Local council reference	45400003200B
Rating list	2023
Effective date	1 April 2023
Valuation scheme reference	<a href="/business-rates-find/valuations/26748632000/schemes/638471?uarn=6688283000">638471 (/business-rates-find/valuations/26748632000/schemes/638471?uarn=6688283000)</a>
Base rate	£170.00
Measurement method	Net internal area
Transitional relief certificate issued	No
Special category code	249G

## How the rateable value is calculated

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The Valuation Office Agency (VOA) uses a 'rental' method to value high street businesses like shops, hairdressers, betting shops and banks.

The VOA gathers information about rents paid for shops and businesses. It analyses the information and works out a price per square metre. It also considers local conditions and things like unusual shops shapes, split levels and sales areas hidden by pillars.

Zoning is used to apply the price per square metre to the property and get the rateable value. Each zone covers the width of the shop and has a depth of 6.1 metres. Zone A starts at the shop window. As you move further into the shop, each zone is half the value of the one before it. Spaces like store rooms or upstairs offices are valued but not as a zone.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 638471 \(/business-rates-find/valuations/26748632000/schemes/638471?uarn=6688283000\)](#) which groups comparable properties together.

[More about how business properties are valued \(https://www.gov.uk/guidance/how-non-domestic-property-including-plant-and-machinery-is-valued\)](#)

### Shop floor areas

Description	Area m <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	Value
First floor internal storage	4.7	£59.50	£280
First floor office	25.32	£83.30	£2,109
First floor office	14.15	£83.30	£1,179
First floor office	13.69	£83.30	£1,140

Description	Area m <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	Value
First floor office	10.36	£83.30	£863
First floor kitchen	3.4	£83.30	£283
Ground floor ground floor sales	45.88	£170.00	£7,800
First floor office	26.39	£83.30	£2,198
<b>Total</b>	<b>143.89</b>		<b>£15,852</b>

## Valuation

<b>Total value</b>	<b>£15,852</b>
<b>Rateable value (rounded down)</b>	<b>£15,750</b>

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