

## 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

**Purchases B & B 2nd Flr 31,  
North Street, Chichester,  
West Sussex, PO19 1LX**

Valuation

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### Valuation

Current rateable value (1 April 2023 to present)

**£10,000**

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    17 March 2023 to present	1 April 2023	£10,000
PREVIOUS <a href="/business-rates-find/valuations/14059932000?valuationId=27243718000">17 March 2023 to 31 March 2023 (/business-rates-find/valuations/14059932000?valuationId=27243718000)</a>	1 April 2021	£11,000

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## Valuation details

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Description	Guest house and premises
Local council	Chichester
Local council reference	112233445
Rating list	2023
Effective date	1 April 2023
Valuation scheme reference	<a href="/business-rates-find/valuations/27243825000/schemes/603037?uarn=14059932000">603037 (/business-rates-find/valuations/27243825000/schemes/603037?uarn=14059932000)</a>
Base rate	£2,700.00
Measurement method	Other
Transitional relief certificate issued	No
Special category code	122G

## How the rateable value is calculated

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The Valuation Office Agency (VOA) uses various methods to value properties. A 'rental' method is used most often.

The VOA gathers information about rents paid for properties. It analyses the information and works out a price per square metre. It may consider things like property age, construction and location. The price per square metre is applied to the floor area of the property.

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

### Guest house floor areas

Description	Area m <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	Value
Second floor double bedroom - en suite	3	£2,295.00	£6,885
Second floor single bedroom - en suite	2	£1,606.50	£3,213
<b>Total</b>	<b>5</b>		<b>£10,098</b>

### Valuation

<b>Total value</b>	<b>£10,098</b>
<b>Rateable value (rounded down)</b>	<b>£10,000</b>

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