

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.

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Property

**31, North Street, Chichester,
West Sussex, PO19 1LX**

Valuation

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Valuation

Current rateable value (1 April 2023 to present)

£20,750

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	£20,750
PREVIOUS 4 January 2021 to 31 March 2023 (/business-rates-find/valuations/13075938000?valuationId=23789804000)	1 April 2017	£29,750

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Valuation details

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Description	Restaurant and premises
Local council	Chichester
Local council reference	45400003100A
Rating list	2023
Effective date	1 April 2023
Valuation scheme reference	638471 (/business-rates-find/valuations/26748636000/schemes/638471?uarn=13075938000)
Base rate	£170.00
Measurement method	Net internal area
Transitional relief certificate issued	No
Special category code	234G

How the rateable value is calculated

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The Valuation Office Agency (VOA) uses a 'rental' method to value restaurants.

The VOA gathers information about rents paid for comparable business properties. It analyses the information and works out a price per square metre. It also considers local conditions and property characteristics such as outside seating, unusual layouts and air conditioning.

Zoning or an 'overall' method is used to apply the price per square metre to the property and get the rateable value.

This property is part of [valuation scheme 638471 \(/business-rates-find/valuations/26748636000/schemes/638471?uarn=13075938000\)](#) which groups comparable properties together.

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

Restaurant floor areas

Description	Area m ² /unit	£ per m ² /unit	Value
Ground floor ground floor sales	27.3	£170.00	£4,641
Ground floor ground floor sales	55.48	£170.00	£9,432
Basement floor public toilets	13	£42.50	£553
Ground floor kitchen	4.75	£119.00	£565
Ground floor kitchen	18.5	£119.00	£2,202
Ground floor external storage	5.5	£34.00	£187
Basement floor internal storage	75.53	£42.50	£3,210

Description	Area m ² /unit	£ per m ² /unit	Value
Total	200.06		£20,790

Valuation

Total value	£20,790
Rateable value (rounded down)	£20,750

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