

Specialist Garden Centre Business Rates Advice

- The next business rates revaluation comes into effect 1st April 2017.
- Garden centre rateable values are set to increase.
- Every opportunity to reduce annual liability should be fully investigated.

For confidential and expert garden centre property advice, please contact the partners:

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Gilbert Evans is the sole preferred supplier of property advice to the HTA. Members can contact us via gardencentres@hta.co.uk



The next business rates revaluation will come into effect on 1st April 2017 and will re-assess 1.8 million business properties in England, Scotland and Wales based on rental value as at 1st April 2015.

Business rates represent one of the most significant outgoings for any occupier of commercial property in the UK and it is crucial to ensure that every opportunity to reduce the annual liability is fully investigated.

Garden centre Rateable Values are set to increase as rental values have increased between 2008 and 2015.

Proposed Changes: One of the most significant proposed changes is the introduction of a multi-stage challenge process placing far greater onus on the ratepayer or their advisor to provide more detailed information right from the outset. As yet unconfirmed, there is also a proposal to charge a fee to move to a final appeal stage.

For all previous rates revaluations since 1990 there has been a scheme of transitional relief for England cushioning both increases and decreases in liability. Scotland, Wales and Northern Ireland have all removed transitional arrangements. A transitional scheme for England has not yet been confirmed but it would come as no surprise if there was no transitional relief scheme for 2017.

Our experts specialise in providing rating advice to the garden centre sector – helping you minimise your liabilities. We operate on a national basis, with work undertaken directly by a chartered surveyor. This ensures senior level expert involvement on every instruction, combining technical knowledge with specialist sector knowledge.

Unlike many of our competitors, Gilbert Evans will always carry out an initial investigation of a client's rating assessment before recommending an appeal - rating assessments can go up as well as down.

Gilbert Evans is the largest specialist property advisor to the sector and is able to demonstrate an excellent track record in garden centre rating.