

Find your business rates valuation

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Summary valuation for

19, High Street, Southend-on-sea, SS1 1JE

Description	Valuation scheme reference	<u>411105</u>
Shop and premises	Special category code	249G
Local authority	Effective date	1 April 2017
Southend-on-sea		
Local authority reference		
15000038001909		
Base rate		
£500 per m ² /unit		
Transitional Relief certificate issued		
No		

The rateable value is rounded down to

£29,000

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

X

Transitional Relief

A scheme to limit the increases or decreases in business rates arising from revaluations in order to phase in changes over a period of time. Annual increases or decreases in the amount payable by a ratepayer are restricted to percentages that are set down in law.

As part of the transitional relief scheme, the VOA issues Transitional Relief certificates.

This is the summary valuation.

If you're the owner or occupier, you can register or sign in and claim this property to:

- view the detailed valuation
- confirm your property details or tell us that something is incorrect (check)
- tell us that you disagree with the valuation (challenge)

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Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Retail Zone A	30.7	£500.00	£15,350
Ground	Retail Zone D	13.4	£62.50	£838
Basement	Internal Storage	37.4	£25.00	£935
Ground	Retail Zone B	31.3	£250.00	£7,825
Ground	Retail Zone C	27.1	£125.00	£3,388
		139.9		£28,336

Additional details

Description	Area m ² /unit	Price per m ² /unit	Value
Air Conditioning System	102	£7.00	£718
	102		£718

Total value: £29,054

How the valuation was calculated

The Valuation Office Agency (VOA) puts similar properties into a group called a valuation scheme and:

- applies a range of values per m² (or unit) to the valuation scheme
- applies a base rate to individual properties in the scheme

The base rate for this property is £500.00 per m²/unit .

The VOA measured this property using a method called net internal area (NIA).

NIA measures the useable area within a property. Spaces such as toilets, cleaners' cupboards, lift rooms, boiler rooms and some plant rooms are not included.

If necessary, the VOA then make adjustments to the rate given to each of the property's different parts.

The rateable value of this property is the sum of all the rates given to its different parts, rounded down to £29,000.

[Learn more about how the VOA values properties](#)

Restricted [terms and conditions](#) apply.

