

Our reference: MDK/MRS/YP/100.218

Your reference:

8 June 2016

Dear Client

**RE: BUSINESS RATES RE-VALUATION 1 APRIL 2017**

As you may be aware there is a business rates revaluation in progress with new Rateable Values to be set with effect from 1 April 2017 based on values (antecedent valuation date) from 1 April 2015.

The draft 2017 list is due to be published at the end of September (earlier October) 2016 and there will be an opportunity to identify factual errors in the new assessments such as floor area miscalculations and incorrect addresses, etc. The list will only be available on line and will not be "mailed out" to rate payers.

Any issue in relation to valuation cannot be appealed until 1 April 2017.

Innova Property Consultants Ltd are in a position to assist Clients with the new Rating List and can offer the following services:

1. Assistance with completing statutory rent returns;
2. Check the draft Rating List and advise on factual errors;
3. Look at the potential for future valuation appeals once the list comes into force in 2017; and
4. Advise on potential savings/refunds by looking at historic rate payments by use of an historic rating audit and rates mitigation opportunities for vacant commercial premises through associated companies who specialise in this area.

If you would like to explore any of the above opportunities please contact the undersigned for further information.

Yours faithfully



**M R SMITH BSc MRICS**

Senior Consultant – General Practice

For and on behalf of Innova Property Consultants Ltd