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Property

**Office 3 Fire Station,
Church Lane, Sleaford,
Lincs, NG34 7DF**

Valuation

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Valuation

The government has introduced a support package worth £4.3 billion over the next three years to protect ratepayers seeing their bills increase because of the revaluation. If you previously received Small Business Rates Relief, Rural Rate Relief, the Supporting Small Business scheme or Retail, Hospitality and Leisure relief, you may be eligible for the Supporting Small Business scheme, which caps your bill increases. Further details can be found [here \(https://www.gov.uk/government/publications/budget-2025-retail-hospitality-and-leisure-factsheet/budget-2025-retail-hospitality-and-leisure-factsheet\)](https://www.gov.uk/government/publications/budget-2025-retail-hospitality-and-leisure-factsheet/budget-2025-retail-hospitality-and-leisure-factsheet).

Future rateable value (from 1 April 2026)

£5,400

This will be the rateable value for the property. It is not what you will pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate what the business rates bill may be from 1 April 2026 \(/business-rates-find/estimate-your-business-rates/start?uarn=13004010000&valuationId=30173877000\)](#)

Valuations for this property

Valuations ? Future from 1 April 2026

Effective date ? 1 April 2026

Rateable value £5,400

Valuations ? Current [1 April 2023 to present \(/business-rates-find/valuations/13004010000?valuationId=24173903000\)](#)

Effective date ? 1 April 2023

Rateable value £4,350

Valuations ? Previous [17 November 2020 to 31 March 2023 \(/business-rates-find/valuations/13004010000?valuationId=23735382000\)](#)

Effective date ?

17 September 2020

Rateable value

£4,450

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Valuation details

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How the rateable value is calculated

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

The VOA gathers information about rents paid for offices. It analyses the information and works out a price per square metre for each floor area. It also considers things like rent free periods and improvements made by the tenant.

The price per square metre is multiplied by the property floor area to get the rateable value.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 699192 \(/business-rates-find/valuations/30173877000/schemes/699192?uarn=13004010000\)](https://www.gov.uk/business-rates-find/valuations/30173877000/schemes/699192?uarn=13004010000) which groups comparable properties together.

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

Offices floor areas

Description	Ground floor office
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Area m ² /unit	47.23
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£ per m ² /unit	£115.00
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Value ?	£5,431
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Total

Area m ² /unit	47.23
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£ per m ² /unit	
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Value ?	£5,431
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Valuation

Total value	£5,431
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Rateable value (rounded down)	£5,400
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