Unit 3, Beaumont Court 61-71, Victoria Avenue, Southend-on-sea, SS2 6EB

Contents

- Valuation
- Help with current valuation
- Compare properties

Valuation

Current rateable value (1 April 2023 to present)

£25,000

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

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£25,000
PREVIOUS 7 April 2020 to 6 May 2020	1 April 2019	£20,500
PREVIOUS 7 May 2020 to 31 March 2023	4 December 2018	£20,500

Show all sections

Valuation details , Show

How the rateable value is calculated , Hide

The Valuation Office Agency (VOA) uses a ‘rental’ method to value high street businesses like shops, hairdressers, betting shops and banks.

The VOA gathers information about rents paid for shops and businesses. It analyses the information and works out a price per square metre. It also considers local conditions and things like unusual shops shapes, split levels and sales areas hidden by pillars.

Zoning is used to apply the price per square metre to the property and get the rateable value. Each zone covers the width of the shop and has a depth of 6.1 metres. Zone A starts at the shop window. As you move further into the shop, each zone is half the value of the one before it. Spaces like store rooms or upstairs offices are valued but not as a zone.

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

This property is part of valuation scheme 626994 which groups comparable properties together.

More about how business properties are valued

Shop floor areas

Description	Area m²/unit	£ per m²/unit	Value	Help with Value
Ground floor retail zone a	99.34	£185.00	£18,378	
Ground floor retail zone b	59.86	£92.50	£5,537	
Total	**159.2**		**£23,915**	

Additional details

Description	Area m²/unit	£ per m²/unit	Value	Help with Value
Air conditioning system	160	£7.00	£1,120	
Total			**£1,120**	

Valuation

Total value	**£25,035**
Rateable value (rounded down)	**£25,000**

Get help with this valuation

Help with current valuation

Show all sections

You want to change something in this valuation , Show

How the rateable value is calculated , Show

The rateable value and your business rates bill , Show

Business rates relief , Show

Compare properties

Compare your property with others like yours and see their:

- rateable values
- rateable value calculations

Compare properties

▶ Report a problem with this page.

Support links

- Cookies
- Accessibility statement
- Privacy policy
- Terms and conditions
- Help using GOV.UK
- Contact
- Rhestr o Wasanaethau Cymraeg

OGL All content is available under the Open Government Licence v3.0, except where otherwise stated
© Crown copyright