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Property

**Lokkum, Woodford New Road,
London, E18 2QD**

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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)

£53,500

The estimator tool for England has been removed ahead of business rates bills being issued by local councils. The

Valuation Office Agency can help with any questions about your rateable value. For more information on how your bill will be calculated click [here \(opens in new tab\) \(https://www.gov.uk/calculate-your-business-rates\)](https://www.gov.uk/calculate-your-business-rates). If you have any questions about your bill you should contact your local council.

Valuations for this property

Valuations ?	Effective date ?	Rateable value
Future from 1 April 2026	1 April 2026	£53,500
Current 1 April 2023 to present (/business-rates-find/valuations/11606754000?valuationId=26716878000)	1 April 2023	£52,000
Previous 15 January 2020 to 31 March 2023 (/business-rates-find/valuations/11606754000?valuationId=21997331000)	24 September 2019	£66,500
Previous 30 August 2018 to 14 January 2020 (/business-rates-find/valuations/11606754000?valuationId=20166436000)	19 June 2017	£59,000

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Valuation details

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How the rateable value is calculated

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