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Property

2, Llys Felin Newydd, Phoenix Way,
Llansamlet, Swansea, SA7 9FG

Valuation

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Valuation

Current rateable value (1 April 2023 to present)

£15,000

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 \(opens in new tab\)](#)
<https://www.gov.uk/calculate-your-business-rates>

Valuations for this property

Valuations ? CURRENT 1 April 2023 to present

Effective date ? 1 April 2023

Rateable value £15,000

Valuations ? PREVIOUS [1 April 2017 to 31 March 2023 \(/business-rates-find/valuations/2201114000?valuationId=16318249000\)](/business-rates-find/valuations/2201114000?valuationId=16318249000)

Effective date ? 1 April 2017

Rateable value £15,000

[^ Hide all sections](#)

Valuation details

[^ Hide](#)

Description ? Offices and premises

Local council Swansea

Local council reference ?	9291069800070
Rating list ?	2023
Effective date ?	1 April 2023
Valuation scheme reference ?	614343 (/business-rates-find/valuations/25497898000/schemes/614343?uarn=2201114000)
Base rate ?	£60.00
Measurement method ?	Net internal area
Transitional relief certificate issued ?	No
Special category code ?	203G

How the rateable value is calculated

[^ Hide](#)

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 614343 \(/business-rates-find/valuations/25497898000/schemes/614343?uarn=2201114000\)](#) 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
Area m²/unit	252.1
£ per m²/unit	£60.00
Value ?	£15,126

Total

Area m²/unit	252.1
£ per m²/unit	
Value ?	£15,126

Valuation

Total value	£15,126
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Rateable value (rounded down)**£15,000**[Get help with this valuation](#)[► Report a problem with this page.](#)[Cookies](#) [Accessibility statement](#) [Privacy policy](#) [Terms and conditions](#)[Help using GOV.UK](#) [Contact](#) [Rhestr o Wasanaethau Cymraeg](#)**OGL**

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