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Find your business rates valuation

The VOA have temporarily suspended Rateable Value Experts, Re-Rates UK, and My Rates while we investigate a potential serious breach of our agent standards. The VOA will not work with these agents during this suspension.

Find further information here

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Property

Unit 2, Beaumont Court 61-71, Victoria Avenue, Southend-on-sea, SS2 6EB

Valuation

Current rateable value (1 April 2023 to present)

£23,750

> 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	Effective date	Rateable value
CURRENT **1 April 2023 to present**	1 April 2023	£23,750
PREVIOUS 17 September 2019 to 30 September 2019 (/business-rates-find/valuations/11860466000?valuationId=21066419000)	1 July 2019	£19,500
PREVIOUS 1 October 2019 to 31 March 2023 (/business-rates-find/valuations/11860466000?valuationId=21181630000)	1 December 2018	£19,250

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 (/business-rates-find/valuations/26254390000/schemes/626994?uarn=11860466000) 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)

Shop floor areas

Description	Area m²/unit	£ per m²/unit	Value
Ground floor retail zone a	90.1	£185.00	£16,669
Ground floor retail zone b	52.2	£92.50	£4,829
Ground floor retail zone c	12.5	£46.25	£578
Ground floor internal storage	33.9	£18.50	£627
Total	**188.7**		**£22,703**

Additional details

Description	Area m²/unit	£ per m²/unit	Value
Air conditioning system	154.9	£7.00	£1,084
Total			**£1,084**

Valuation

Total value	**£23,787**

Rateable value (rounded down)	**£23,750**

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