Important

On 1 April 2026, the Valuation Office Agency (VOA) became part of HMRC and is now known as the Valuation Office (VO). You may still receive correspondence referring to the Valuation Office Agency (VOA) while we update our branding.

Property

56, Ballards Lane, London, N3 2BU

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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/budg

et-2025-retail-hospitality-and-leisure-factsheet/budget-2025-retail-hospitality-and-leisure-factsheet).

Current rateable value (1 April 2026 to present)

£22,500

> 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 2026 to present**
Effective date ?		1 April 2026
Rateable value		£22,500

Valuations ?	Previous	1 April 2023 to 31 March 2026 (/business-rates-find/valuations/287255053?valuationId=26195634000)
Effective date ?		1 April 2023
Rateable value		£20,500

Valuations ?	Previous	1 April 2017 to 31 March 2023 (/business-rates-find/valuations/287255053?valuationId=16809754000)
Effective date ?		1 April 2017
Rateable value		£21,000

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Valuation details

Show

How the rateable value is calculated

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

The VO 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 usually 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 682004 (/business-rates-find/valuations/29322985000/schemes/682004?

uarn=287255053) 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	Ground floor retail zone a
Area m²/unit	27.45
£ per m²/unit	£540.00
Value ?	£14,823

Description	Ground floor retail zone b
Area m²/unit	27.45
£ per m²/unit	£270.00
Value ?	£7,412

Description	Ground floor kitchen
Area m²/unit	2.54
£ per m²/unit	£54.00
Value ?	£137

Description	Ground floor staff toilets
Area m²/unit	0
£ per m²/unit	£0.00
Value ?	£0

Total	
Area m²/unit	**57.44**
£ per m²/unit	
Value ?	**£22,372**

Additional details

Description	Air conditioning system
Area m²/unit	46.35
£ per m²/unit	£7.00
Value ?	£324

Total	
Area m²/unit	
£ per m²/unit	

Value ?	**£324**

Valuation

Total value	**£22,696**
Rateable value (rounded down)	**£22,500**

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