

# RETAIL PROPERTIES

AUGUST 2019

Current Instructions



**38 Market Street  
ABERGELE**



**17-19 Boughton  
CHESTER**



**Gateway Services  
A55 Westbound**



**262 High Street  
BANGOR**



Incorporating



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Address	Description	Sq ft/Sq m	Tenure	Price/Rental
<b>38 Market Street ABERGELE</b>	Prominent town centre retail unit with A2 consent. Two car parking spaces included. <b>(GW)</b>	396/36.8	NL	£8,860 pax
<b>114 High Street BANGOR</b>	Retail premises located on the High street. <b>(DW)</b>	64.90/698.75	NL	<b>REDUCED RENTAL</b> £7,500 pax
<b>223/225 High Street BANGOR</b>	High Street shop on ground floor with first floor store. <b>(DW)</b>	5135/477.09	NL	£75,000 pax
<b>242 High Street BANGOR</b>	Prime retail unit located along the pedestrianised High Street. <b>(HC)</b>	GF 693/64.4 FF 710/66	NL	<b>UNDER OFFER</b> £17,500 pax
<b>244 High Street BANGOR</b>	Prime retail unit located along the pedestrianised High Street. <b>(HC)</b>	GF 782/72.7 FF 750/69.7	NL	<b>UNDER OFFER</b> £15,850 pax
<b>*261 High Street BANGOR</b>	Retail premises in pedestrianised section of the High Street. <b>(DW)</b>	GF 1312/12.88 Basement 1444/134.15	NL	£22,500 pax
<b>262 High Street BANGOR</b>	Retail premises in the heart of Bangor Close to a number of multiple retailers. <b>(DW)</b>	5715/531.01	NL	£50,000 pax
<b>30 Dean Street BANGOR</b>	Second floor offices to let in City centre. <b>(DW)</b>	Suite 5b3 Suite 6b 1&2	NL NL	£12,500 pax £4,000 pax
<b>4B Church Road BEBINGTON</b>	New retail shop to let on main arterial route. <b>(DW)</b>	GF 639/59.36 FF 238/22.11	NL	£13,000 pax
<b>Miller House Church Road BEBINGTON</b>	New retail shop to let on main arterial route. Available Spring 2020. <b>(DW)</b>	1519/141.1	NL	£25,000 pax
<b>*Former Gallery Holyhead Road BETWS-Y-COED</b>	Former gallery to let, fitted out to a high specification, available on a new lease. <b>(DW)</b>	1390/128.86	NL	£28,500 pax
<b>56a Clifton Street BLACKPOOL</b>	Ground floor lock-up shop <b>(DW)</b>	342/31.78	NL	£10,000 pax
<b>56/60 Clifton Street BLACKPOOL</b>	Retail shop to let in heart of Blackpool Busy location, available over three floors. <b>(DW)</b>	5627/552.71	NL	£35,000 pax
<b>*63-65 Boughton CHESTER</b>	Prominent retail unit in close proximity to major occupiers. <b>(JRJ)</b>	GF 772 FF 558	NL	£18,500 pax
<b>St Helens Road CAERNARFON</b>	Modern building with extensive parking alongside icon harbourside location. <b>(HC)</b>	4221/392.3	NL	£29,600 pax
<b>* 26 Pool Street CAERNARFON</b>	Excellent location in town centre, ground floor retail with ancillary storage on first and second floor <b>(DW)</b>	1468/136.47	NL/MS	£13,500 pax £135,000
<b>Former Celtica Shop Block A, Victoria Dock CAERNARFON</b>	Retail/Office/Leisure opportunity. Ground floor shop. Excellent location overlooking the Marina and Menai Strait. <b>(DW)</b>	7144/663.7	NL	On application
<b>24 Bridge Street CHESTER</b>	Ground floor retail unit in busy pedestrianised street. <b>(DW)</b>	657/61	NL	£37,500 pax
<b>71-73 Bridge St Row CHESTER</b>	Retail unit to let in a busy trading location. Close to Grosvenor Shopping Centre. <b>(DW)</b>	3027/281.2	NL	£30,000 pax
<b>Kiosk 4, 3a Eastgate St CHESTER</b>	Kiosk to let, excellent trading position <b>(DW)</b>	190.74/17.72	NL	£11,000 pax
<b>1-3 Upper Eastgate Row Chester</b>	Restaurant / retail unit to let in a prime location. <b>(DW)</b>	4856/451.13	NL	£75,000 pax

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5 Eastgate Street <b>CHESTER</b>	Retail premises on Row level, available over three floors. <b>(DW)</b>	4339/403.08	NL	£65,000 pax
2 Cuppin Street <b>CHESTER</b>	Prominent retail unit in city centre, with first floor office space. <b>(JRJ)</b>	GF 677/62.9 FF 810/75.2	NL	£34,500 pax
* 38 Northgate Street <b>CHESTER</b>	Ground floor retail shop in prominent location <b>(DW – JA MO)</b>	549/51	NL	£45,000 pax
*58 Northgate Street <b>CHESTER</b>	Ground floor retail with upper floors. <b>(DW)</b>	769 /71.44	NL	£17,500 pax
52 Watergate Street <b>CHESTER</b>	Attractive central retail unit, well proportioned, good frontage, available for early occupation, new lease <b>(JRJ)</b>	806/74.8	NL	£22,500 pax
* 54-56 Watergate Street <b>CHESTER</b>	Attractive central retail unit, well proportioned with good frontage, available for early occupation <b>(DW)</b>	1,147/106	NL	£18,500 pax
19 St Werburgh Street <b>CHESTER</b>	Comprising an attractive terrace of 5 retail units, part of the two/three storey Grade II Listed building, St Werburgh Mount, close to Chester Cathedral in a popular tourist area <b>(RC)</b>	477/44.46	NL	£22,500 pax
25 St Werburgh Street <b>CHESTER</b>		852/80.36	NL	£22,500 pax
17-19 Boughton <b>CHESTER</b>	Prominent ground floor showroom on arterial road to city centre. Available September 2018 or earlier. <b>(JRJ)</b>	134.9/1453	NL	£25,000 pax Inc. one garage space
21 Queens Road Vicars Cross <b>CHESTER</b>	Good sized suburban retail unit situated in a small parade. <b>(JRJ)</b>	409/38	NL	<b>UNDER OFFER STP</b> £6,500 pax
*1B Hoole Road <b>CHESTER</b>	A rare freehold commercial property in Hoole. Planning consent for conversion for Available for early sale. <b>(JRJ)</b>	1268/117.8	FS	<b>£295,000 NO VAT</b>
72-74 Weston Grove <b>UPTON BY CHESTER</b>	Proposed sub-division of former convenience store on a busy suburban parade. Close to established retailers. <b>(JRJ)</b>	72 850/78.9 74 – 920/85.4	NL NL	£13,000 pax £15,500 pax
Unit 3, Uxbridge House 4 Seaview Road <b>COLWYN BAY</b>	Prominent lock-up shop unit in busy pedestrian location. <b>(HC)</b>	403/37.4	NL	<b>UNDER OFFER</b> £6,850 pax
9 Marina Drive <b>ELLESMERE PORT</b>	Shop premises in an excellent retailing position. <b>(DW)</b>	1,000/93	NL	£25,000 pax
15 Marina Drive <b>ELLESMERE PORT</b>	Ground floor, open plan shop premises In an excellent retailing position. <b>(DW)</b>	1400/131	NL	£30,000 pax
31 Marina Drive <b>ELLESMERE PORT</b>	Three storey lock-up shop premises in an excellent retailing position. <b>(DW)</b>	1304/121	NL	£18,000 pax
10-14 Thelwell Road, Great Sutton <b>ELLESMERE PORT</b>	A two storey lock-up shop comprising large ground floor sales area with first floor ancillary store. Good retailing position. <b>(DW)</b>	3521/333	NL	£20,000 pax
45-47 Whitby Road <b>ELLESMERE PORT</b>	A good sized retail unit close to the town centre. Busy main road location Offered on realistic rental terms. <b>(JRJ/RC)</b>	1850/171.8	NL	£9,600 pax
106 -114 Whitby Road <b>ELLESMERE PORT</b>	Ground floor open plan area with 2 separate offices and a meeting room. <b>(DW)</b>	2,500 / 232	NL	£10,000 pax

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Address	Description	Sq ft/Sq m	Tenure	Price/Rental
<b>* 107 Foryd Road KINMEL BAY</b>	Ground floor lock up shop in prominent location <b>(DW)</b>	709/65.87	NL/FS	£10,000 pax OIRO £110,000
<b>Unit C Hunts Cross Retail Park LIVERPOOL</b>	A mid-terrace position among major occupiers including Matalan, Poundstretcher and Xercise4less with approximately 170 car spaces immediately in front of the premises. <b>(DW)</b>	19,818 /1,840	NL	£158,544 pax
<b>3 Oak Mews LLANGOLLEN</b>	Former food/cafe premises, well located in popular town centre, available for immediate occupation. <b>(HC)</b>	330/30.60	NL	£4,000 pax
<b>The Old Post Office 14 Vaughan Street LLANDUDNO</b>	Shop/Office/Restaurant – Subject to Planning Excellent retailing position. <b>(DW)</b>	1818 / 168.94	NL	£20,000 pax
<b>* 21 BRYNIAU ROAD LLANDUDNO</b>	Single storey ground floor shop with rear office <b>(DW)</b>	2201/204.54	NL	£24,000 pax
<b>42 Pillory Street NANTWICH</b>	Town centre premises with A3 restaurant consent, Available to let on new lease. <b>(JRJ/RC)</b>	481/44.7	NL	£8,320 pax <b>UNDER OFFER</b>
<b>38 Witton Street NORTHWICH</b>	Ground floor retail accommodation with first floor storage. <b>(DW)</b>	1,543/143	NL	£30,000 pax
<b>Gateway Services A55 Westbound NORTHOP HALL</b>	Food/retail unit adjacent to Costa Coffee. Immediately available. May Split. <b>(FC/GW/JRJ/RC)</b>	1024/95	NL	£25,000 pax
<b>Prescot Shopping Centre PRESCOT</b>	Shops to let, on Flexible terms Incentives available. Start up packages for new businesses. <b>(DW)</b>	From 122 sq ft To 3467 sq ft	NL	On application
<b>28 High Street PRESTATYN</b>	Prime High Street pitch adjacent to retail park. <b>(HC)</b>	643/59.07	NL	£13,500 pax
<b>108 High Street PRESTATYN</b>	Lock up shop unit in excellent trading location. <b>(HC)</b>	393/36.5	NL	<b>UNDER OFFER</b> £9,850 pax
<b>61/65 High Street PWLLHELI</b>	Investor – Occupier – Developer Opportunity Extensive Retail Building in a Prime High Street Location. <b>(HC)</b>	GF 1763/163.8 FF 1686/156.7	FS	£195,000
<b>76 High Street RHYL</b>	Shop premises in a prominent Location. <b>(DW)</b>	388/36	NL	£7,500 pax
<b>48-50 High Street RHYL</b>	Retail unit in prime High Street location. Ground floor plus two upper floors. <b>(HC)</b>	6710/623.6	FS/ML	£245,000 £25,000 pax
<b>103-105 High Street RHYL</b>	Extensive High Street premises. Double vacant shop. The property forms part of a larger building available to purchase comprising 97-107 High Street (separate details available). <b>(GW)</b>	Sales 1502/139.6 Stock 228/21.2	NL	£14,500 pax <b>97-107 High Street £285,00 (separate details)</b>
<b>2 Marsh Road RHYL</b>	A modern detached single storey retail store with own parking ground and offered in “shell” finish ready for tenant fit-out. With A1 and A3 consent. Surrounding major retailers. <b>(HC)</b>	975/90.6	NL/MS	£15,000 pax £165,000
<b>17 Wellington Road RHYL</b>	An extensive three storey retail building <b>(HC)</b>	Sales 1519/141 Stock 300/27 FF 1649/153 SF 1397/129	NL	£9,500 pax

Address	Description	Sq ft/Sq m	Tenure	Price/Rental
<b>28 West Parade RHYL</b>	Retail unit in superb Promenade location. <b>(HC)</b>	27 – 1530/142.2	NL	£15,000 pax
<b>73 Chester Road West SHOTTON</b>	Ground floor shop with a large sales area with storage and WC to the rear. <b>(DW)</b>	1819/169	NL	£10,000 pax
<b>* 55 – 61 Chapel Street SOUTHPORT</b>	First floor accommodation, prime location. Salon/office/hairdressers/tanning salon use <b>(DW/RC)</b>	830/77.14	NL	£7,500 pax
<b>2 Chestnut Terrace High Street TARPORLEY</b>	Attractive retail unit in popular village in a central position close to large car park & high class independent retailers <b>(JRJ/RC)</b>	402/37.3	NL	£14,000 pax
<b>36a High Street TARVIN</b>	Shop premises with sales area with kitchen, and storage. <b>(DW)</b>	645/60	NL	£12,000 pax
<b>* 12 Brook Street WREXHAM</b>	Newly refurbished town centre, commercial area with local parking <b>(RC)</b>	558/51.8	NL	£8,000 pax
<b>*25 Hope Street WREXHAM</b>	Substantial central retail building on ground and first floor. <b>(JRJ)</b>	GF 1423/132.2 FF 1030/95.5	NL	£27,500 pax
<b>Unit 12, Island Green WREXHAM</b>	A two storey lock-up shop with ground and first floor sales area. <b>(DW)</b>	10,559/980.93 13,322/1237.6	NL	£155,000 pax
<b>*16 Queen Street Ex Henblas Square WREXHAM</b>	Ground floor retail unit in Town Centre Prominent Frontage. To be close to the new Sports Direct. <b>(JRJ)</b>	525.49	FS	£110,000
<b>14 Pen y Bryn WREXHAM</b>	Retail/office building in new build scheme. A1 and A2 consents. Prominent arterial road position. <b>(JRJ)</b>	1309/121.5	NL	<b>UNDER OFFER</b> £10,000 pax
<b>24 Lord Street WREXHAM</b>	Town centre retail shop with first floor accommodation. Close to bus station. Available on new lease. <b>(JRJ/RC)</b>	934/86.8	NL	£5,720 pax (£120 per week)
<b>26 Lord Street WREXHAM</b>	Town centre retail shop with first floor accommodation. Close to bus station. Available on new lease. <b>(JRJ/RC)</b>	1171/108.1	NL	£7,280 pax £140 per week <b>UNDER OFFER</b>
<b>* Retail Unit Plas Coch Retail Park WREXHAM</b>	Retail Unit in excellent retailing position. <b>(DW)</b>	15,025/1,395	NL	On application
<b>50-52 Regent Street WREXHAM</b>	<b>STAFF UNAWARE</b> Good sized modern town centre shop on ground floor. Available by way of new lease. <b>(JRJ/RC)</b>	1662/154.4	NL	£18,000 pax

## IMPORTANT NOTICE

- \* All properties contained in this list are offered subject to contract and availability.
- \* This list provides brief details only of each property and it is recommended that full particulars are requested for if the property is likely to be of interest.
- \* THE INFORMATION GIVEN IS CONFIDENTIAL AND THE STAFF OF SOME OF THESE PROPERTIES ARE UNAWARE OF THE IMPENDING DISPOSAL. IT IS THEREFORE ESSENTIAL THAT ALL ARRANGEMENTS TO VIEW THE PREMISES BE MADE THROUGH BA COMMERCIAL OR THEIR JOINT AGENTS.
- \* These particulars do not constitute an offer, or contract, or any part thereof, and none of the statements contained in the particulars as to the property are to be relied on as a statement or presentation of fact. An intended purchaser must satisfy himself/herself by inspection or otherwise, as to accuracy of the statements herein. Such statements are made in good faith, but without the responsibility on the part of BA Commercial, or the vendor.
- \* The vendor does not make or give any representation or warranty in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail. The terms, Vendors and Purchaser, shall where the context requires, be deemed to refer to the Lessor and Lessee respectively.
- \* Incoming tenants or purchasers will be responsible for payment of all legal fees, including those of the landlords, unless otherwise specified.
- \* All rents quoted are exclusive of rates, service charge, VAT and any other outgoings. Premiums and freehold prices are exclusive of VAT.
- \* All dimensions and floor areas are approximate and for guidance purposes only. All plans supplied are provided solely to assist in identification of the property.
- \* Information on tenure of tenancies has been provided by us in good faith by the vendor/lessor of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.
- \* All information on the availability of main services is based on information supplied by the vendor/lessor. All other statements regarding installations do not warrant the condition or serviceability of the installations referred to.
- \* Please note that Uniform Business Rates payable will alter with effect from April each year, this information should be checked with the relevant authority.

<p>Tenure/Business Abbreviations</p> <p>NL (New Lease)</p> <p>LA (Lease Assignment)</p> <p>FFS (Freehold for Sale)</p> <p>FFS/ML (Freehold for Sale/May Let)</p> <p>F&amp;F (Fixtures and Fittings)</p> <p>TL/MS (To Let/May Sell)</p> <p>SAV (Stock at Valuation)</p> <p>* <b>(New Instructions)</b></p>	<p>Area Abbreviations</p> <p>GFS (Ground floor sales)</p> <p>FF (First floor)</p> <p>SF (Second floor)</p> <p>B (Basement)</p> <p>RLS (Row level sales)</p> <p>TA (Total area)</p>
<p><b>IMPORTANT NOTICE</b></p> <p>BA Commercial conditions under which particulars are issued</p> <p>Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notices that:</p> <p>(i) the particulars are set out as a general outline only for the guidance of intending purchasers of lessees and do not constitute, nor constitute part of, an offer or contract.</p> <p>(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.</p> <p>(iii) no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.</p> <p>(iv) all rentals and prices are quoted exclusive of VAT.</p>	
<p>General Email: <a href="mailto:enquiries@bacommercial.com">enquiries@bacommercial.com</a></p>	<p>Justin Rice-Jones: <a href="mailto:justin.rice-jones@bacommercial.com">justin.rice-jones@bacommercial.com</a></p> <p>Fraser Crewe: <a href="mailto:fraser.crewe@bacommercial.com">fraser.crewe@bacommercial.com</a></p> <p>Gareth Williams: <a href="mailto:gareth.williams@bacommercial.com">gareth.williams@bacommercial.com</a></p> <p>Howard Cole: <a href="mailto:howard.cole@bacommercial.com">howard.cole@bacommercial.com</a></p> <p>Robbie Clarke: <a href="mailto:robbie.clarke@bacommercial.com">robbie.clarke@bacommercial.com</a></p>

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# SEARCH AND ACQUISITION SERVICE

## Introduction

As an independent regional commercial agency practice, we are fully informed of the availability of properties and are well aware of market transactions. We are therefore not only able to advise upon the availability of premises but also to negotiate the most competitive terms on an occupant's behalf, particularly in the current market.

Our search and acquisition service can be tailored to suit an occupiers specific requirements, our service comprises the following:-

## Search & Acquisition Service

- To undertake a comprehensive mailing of Agencies, Local Authorities, Developers and existing occupants within the area of search and to compile a "short-form" schedule of available premises.
- To advise as to value and report on the preferred property including full property acquisition service such as planning and lease terms.
- To identify and select a short list of suitable properties for your further consideration.
- To implement a full advertising campaign if necessary within an agreed budget.
- To inspect the preferred property in detail, including measurement of let able floor space.
- To negotiate the best possible acquisition on your behalf and to consider structuring of the acquisition to best suit your Company's needs.
- To maintain a full watching brief in the market for a "first reserve" property.
- To liaise with Solicitors in advising upon the detailed lease terms and negotiations.

## Commission

An initial search fee to be agreed plus VAT will be payable upon completion of our initial schedule of available space.

If we continue with the acquisition procedure our final fee will be based upon 10% of the annual rental or 1% of a freehold price, as stated in our General Terms and Conditions for Agency Business available on request. Alternatively an incentive-based "competitive" fee may be negotiated, as appropriate. This fee is payable upon exchange of contracts.

The initial search fee to be agreed plus VAT will be deducted from our final acquisition fee as and when it becomes payable. You will be responsible for any pre-agreed disbursements and marketing costs.

## Additional Services

We are able to provide a full range of important further advice including structural surveys, Schedules of condition/dilapidations which can be undertaken by our specialist Building Consultancy Division and specialist Rating or Planning advice is similarly available from our in-house Departments on an additional, separate fee basis to be agreed.

**Contact Justin Rice-Jones, Fraser Crewe or Gareth Williams**

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# COMMERCIAL PROPERTY USE CLASSES

USE CLASSES	USE/DESCRIPTION OF DEVELOPMENT	PERMITTED CHANGE
<b>A1</b> Shops	Shops, Retail Warehouses, Post Offices, Ticket and Travel Agents, Hairdressers, Funeral Director & Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes and Cyber Cafes.	<b>No Permitted Change except to mixed use as a shop and single flat and vice versa</b>
<b>A2</b> Financial & Professional Services	Financial Services (Banks, Building Societies and Bureau de Change), Professional Services (excluding Health or Medical Services) (Estate Agents and Employment Agencies). Other Services – Betting Shops. Principally where services are provided to visiting members of the public.	<b>A1 (where there is a ground floor display window) plus as above</b>
<b>A3</b> Restaurants and Cafes	Restaurants, Snack Bars and Cafes – Use for the sale of food for consumption on the premises.	<b>A1 or A2</b>
<b>A4</b> Drinking Establishments	Use as a Public House, Wine-Bar or other Drinking Establishment. The primary purpose is the sale and consumption of alcoholic drink on the premises.	<b>A1, A2 or A3</b>
<b>A5</b> Hot Food Takeaway	Use for the sale of hot food for consumption off the premises.	<b>A1, A2 or A3</b>
<b>B1</b> Business	(a) Offices other than in a use within Class A2 (Financial and Professional Services). (b) Research and Development – Laboratories, Studios (c) Light Industrial	<b>B8 (where no more than 235 sq m)</b>
<b>B2</b> General Industrial	General Industry (Other than Classified as in B1). The former 'Special Industrial' Use Classes B3-B7, are all now encompassed in the B2 Use Class.	<b>B1 (unlimited) or B8 (where no more than 235 sq m)</b>
<b>B8</b> Storage or Distribution	Storage or Distribution Centres.	<b>B1 (where no more than 235 sq m)</b>
<b>C1</b> Hotels	Hotels, Boarding Houses & Guest Houses. Development falls within this class if 'no significant element of care is provided'.	<b>No Permitted Change</b>
<b>C2</b> Residential Institutions	Hospitals, Nursing Homes, Residential School and Training Centres. Use for the provision of residential accommodation and care to people in need of care	<b>No Permitted Change</b>
<b>C2A</b> Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	<b>No Permitted Change</b>
<b>C3</b> Dwelling Houses	Dwellings for individuals, families or not more than six people living together as a single household.	<b>No Permitted Change</b>
<b>D1</b> Non-Residential Institutions	Medical & Health Services, Crèche, Day Nursery, Day Centres, Museums, Public Halls, Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Church Halls, Law Courts.	<b>No Permitted Change</b>
<b>D2</b> Assembly & Leisure	Cinemas, Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls, Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicles or firearms.	<b>No Permitted Change</b>
<b>Sui Generis</b>	There are many uses that are not specifically categorised by the four main use classes. These uses are classified as sui generis. For example: Petrol Stations, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Taxi or Vehicle Hire Businesses & the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Scrap Yards, Casinos.	<b>No Permitted Change (except Casinos: permitted change from Sui Generis to D2)</b>

Use Classes order 1987 – including amendments of 2005 and 2006. This summary provides a guide to the Use classes order in England, and does not purport to be comprehensive. The Use Classes Order can be subject to interpretation and amendment and we would recommend professional advice is taken if in doubt.



**ENGLAND**  
**Rating List – Facts & Figures**

ENGLAND – Uniform Business Rates (excl London)		
Rate Year	Large	Small (RV < £ 18,000)
2012/13	45.5p	44.8p
2013/14	47.0p	46.3p
2014/15	48.6p	47.9p
2015/16	49.3p	48.0p
2016/17	50.3p	49.0p

**Small Business Rates Relief**

Only businesses that qualify for Small Business Rates Relief (SBRR) have the Small UBR used in their liability calculations. All other properties are assessed using the large UBR.

A business can apply for SBRR if the aggregate of the Rateable Value (RVs) of its properties are below £18,000 (£25,000 in London) and only one property is assessed at above RV £2,599. Those with a Rateable Value below £6,000 will receive 100% rate relief up until 30 September 2012, 50% thereafter. This relief is then reduced on a sliding scale of 1% for every £120 in rateable value between £6,001 and £12,000. Properties with an RV between £12,000 and £17,999 (£25,499 in London) are charged at the Small Business Multiplier.

**Empty Properties**

From 1 April 2011, the threshold at which empty properties become liable to pay rates drops from £18,000 to £2,600.

EMPTY PROPERTY: RELIEFS & EXEMPTIONS	
Commercial	3 months exemption*
Industrial	6 months exemption*
Listed Building	Exempt
Vacant Land	Exempt
Ratepayer is a Charity	Exempt **
Ratepayer is Amateur Sports Club	Exempt
RV £2,600 or less	Exempt
Ratepayer in Administration or Receivership	Exempt

\*Exemption applies when property is newly assessed for rates or when it is vacated provided it was occupied for a least six weeks beforehand.

\*\* Exemption applies where Local Authority are of the view that the property will next be occupied by a Charity.

**Partially Empty Properties**

When a property is partially vacant for a short period, the ratepayer can apply to the Council for relief under section 44A of the Local Government Finance Act 1988. The relief will apply to the vacant part in accordance with the table above. It is granted at the discretion of the Council.

**Transitional Relief Scheme**

The Transitional Relief Scheme limits for the 2010 Rating List are set out below. It is clear that businesses with large properties face bigger charges in order to subsidise smaller businesses. A small business is classified as any assessment which is under £18,000 outside London and £25,000 inside. It should be noted that the Business Rates Supplement is not subject to the transitional scheme.

Transitional Relief Scheme				
Rate Year	Caps on Increases		Caps on Decreases	
	Large	Small	Large	Small
2010/11	12.5%	5%	4.6%	20%
2011/12	17.5%	7.5%	6.7%	30%
2012/13	20%	10%	7.0%	35%
2013/14	25%	15%	13%	55%
2014/15	25%	15%	13%	55%

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### Relief for Retail Premises

Since 1 April 2014, all shops, pubs and restaurants with a rateable value below £50,000 are entitled to £1,000 relief. From the 1 April 2015 this will increase to £1,500, subject to the usual state aid rules. The Government have produced a guide which recommends excluding a number of retail uses. This can be accessed by clicking on the heading above.

### Relief for Occupying Vacant Retail Premises

From 1 April 2014, businesses that move into a retail premises which has been vacant for more than a year will qualify for a 50% reduction in rates for 18 months. The qualifying period is set to end on 31 March 2016. The Government's guidance note can be accessed by clicking on the heading above.

### Empty New Buildings

From 1 October 2013 any new qualifying building will be exempt from empty rates for up to 18 months. To qualify, the new building must be assessed between 1 October 2013 and 30 September 2016. The relief will take into account the current three or six month exemption periods already in force. Therefore the maximum additional relief is up to 15 months. This additional relief is subject to State Aid rules which mean the relief the ratepayer can receive is capped at 200,000 euros over this period. The Government has issued a guidance document which sets out the qualifying criteria. This states that the structural fabric of the building must be more than 50% new to qualify. It also states that refurbished buildings are unlikely to meet this test.

### Discretionary Relief

On 1 April 2012, the discretionary relief regulations were changed to allow Councils to grant rate relief to any ratepayer. The key requirement is that the Council must consider it is in the interest of the local council taxpayer in order to grant the relief. This is due to the fact that the Council has to fund 50% of this relief from their own budget, with the Government paying the remainder.

### Right to pay by instalments extended

From 1 April 2014, all ratepayers will be entitled to apply to pay their rates over a 12 month instalment plan as opposed to the previous 10.

### Enterprise Zones

From 1 April 2012, Council are able to grant up to 100% relief to businesses located in a designated Enterprise Zone. In order to qualify, a business must already be located in the Zone or move in prior to 1 April 2018. The relief can also apply to empty properties and small businesses. The relief last for five years and is subject to state aid rules with a maximum grant of £275,000. In order to encourage Councils to grant this relief the Government has agreed to fund 100% of the cost.

#### WALES Rating List – Facts & Figures

WALES – Uniform Business Rates (UBR)	
Rate Year	All Properties
2012/13	45.0p
2013/14	46.5p
2014/15	48.1p
2015/16	48.2p
2016/17	49.2p

### Uniform Business Rate

The Welsh Assembly announced the UBR for 2011 would be at the full RPI increase. Unlike England, there is no separate UBR supplement for large properties. The UBR is set annually, and normally only adjusted by the prevailing RPI inflation rate as at September. In the event that there is a loss in total liability collected as a result of changes to the Rating List then the Government have the ability to increase the UBR in the following year to make good the shortfall.

### Transitional Arrangements

There is no transitional relief scheme in Wales for the 2010 List.

### Small Property Relief

Small property relief was introduced from 2007/2008 in Wales for the first time. Unlike England, the relief is automatic and applies provided the assessment is below the required threshold. For assessments between Rateable Value (RV) £2,000 and £4,999 a 25% discount will apply. For assessments less than RV £2,000 a 50% discount will apply.

PLEASE NOTE THAT THE ABOVE INFORMATION CAN BE CHANGED. IT IS ADVISABLE TO CHECK ANY EXACT SITUATION WITH THE APPROPRIATE RATING AUTHORITY

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