

**AVISON
YOUNG**



**Commercial
Rates**

Avison Young, formerly GVA Donal O Buachalla is the leading rating consultancy in Ireland, with over sixty years' experience in this very specialised area. We have a proven track record in providing rating advices in respect of all types of property including retail, offices, industrial, services stations, stadia, ports, oil terminals, petrochemical, BioPharma, Agri-sector and specialist infrastructural and energy projects.

Challenging the Status Quo

Originally founded as a rating practice, Avison Young has been to the forefront of rating in Ireland since 1954. We have continually challenged the status quo in rating law and practice. We have taken numerous successful cases to the Valuation Tribunal, High Court and Supreme Court to challenge previously accepted norms, thereby saving our clients millions of Euro in rates.

Rates have become a very substantial and increasingly complex tax on the owners and occupiers of commercial property. Therefore it is essential for ratepayers to secure specialist expertise to ensure that their rates liability is kept to a minimum.

Rating Services

Our team of specialist rating surveyors provide a complete range of services across all sectors of the market and throughout the property life-cycle, including:

Business Rates

- > Revaluations & Revisions
- > Appeals
- > Vacancy Refunds, Waivers & Exemptions
- > Rates Budget Management

Our rating clients include the following



DUNNES STORES



Recent Rating Cases

The cases below are an example of properties we are actively discussing with the Valuation Office or have recently concluded negotiations. The values outlined relate to the Net Annual Value (NAV).

Energy Sector



Sliabh Bawn Wind Farm, Valuation €4,875,000.00



Huntstown Power Station €22,208,000

Industrial



Irish Cement, €5,010,000



Combilift, €1,558,000

Recent Rating Cases

The cases below are an example of properties we are actively discussing with the Valuation Office or have recently concluded negotiations. The values outlined relate to the Net Annual Value (NAV).

Hotel



Clayton Hotel, Dublin Airport, €4,100,000



Monart Spa Hotel, €800,000

Office



ESB International, Dublin Airport, €2,140,000



GPO, O'Connell St, €1,455,000

Recent Rating Cases

The cases below are an example of properties we are actively discussing with the Valuation Office or have recently concluded negotiations. The values outlined relate to the Net Annual Value (NAV).

Retail



Supermacs, Tipperary Town Plaza, €161,000



B&Q, Naas Retail Park €347,000

Specialist



Shannon Airport, €1,798,000



Hermitage Clinic Hospital, €3,100,000

Recent Rating Cases

The cases below are an example of properties we are actively discussing with the Valuation Office or have recently concluded negotiations. The values outlined relate to the Net Annual Value (NAV).

Portfolios



AIB



An Post



Dunnes Stores



Paddy Power Betfair

Recent Rating Cases

The cases below are an example of properties we are actively discussing with the Valuation Office or have recently concluded negotiations. The values outlined relate to the Net Annual Value (NAV).

Miscellaneous



Lisheen Mine, €1,436,000



Drogheda Port €870,000



BT Datacentre €1,390,000



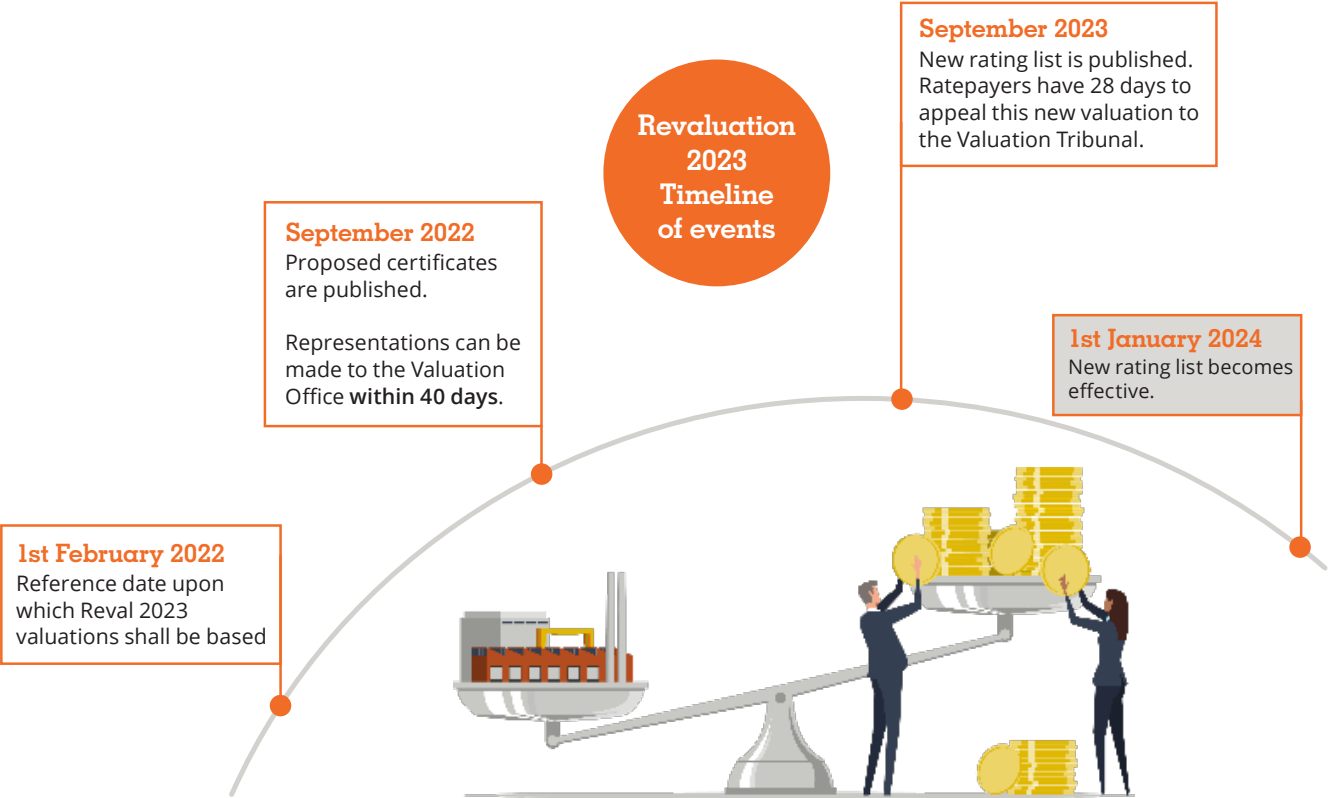
Abbvie Sligo, €973,000

Working examples of the Revaluation:

Take three properties each with a rates liability of €4,000 before revaluation but with differing estimates of Net Annual Value following a Revaluation of say, €13,000, €16,000 and €18,000 respectively.

Assuming, for example, that your local authority sets an ARV of 0.25 after the revaluation, the table below shows the potential change in the rates liability of each property following revaluation.

	Property A	Property B	Property C
Rates Liability before Revaluation	€4,000	€4,000	€4,000
Estimated Net Annual Value following Revaluation	€13,000	€16,000	€18,000
Potential Annual Rate on Valuation (ARV) set by LA	0.25	0.25	0.25
Rates Liability (ARV X Valuation)	€3,250	€4,000	€4,500
Change in Rates Liability	- €750	No Change	+ €500



Business Rates Team



John Algar
MSCSI MRICS

Director



Siobhan Murphy
MSCSI MRICS

Director



Sarah Finnegan
B.Sc. (Surv) AssocSCSI

Surveyor



Claire Mason
B.Sc. (Surv)

Associate Director

avisonyoung.ie



Formerly

GVA Donal O Buachalla



Tel: +353-1-676 2711

Email: dublin.property@avisonyoung.com