



PART 4

VALUATION OF MISCELLANEOUS WORKSHOPS & STORES

1 GENERAL

This miscellaneous group of subjects includes a multitude of property descriptions covering all types of small workshops and stores of various sizes and construction. This distinct group are to be considered separately from the other three main groupings, i.e. Standard, Nest, and Mills and Works. This group of subjects will be valued on the separate Part 4 Valuation System, using the rates and allowances set out in this Practice Note.

Below is a synopsis of the type of Workshop/Store to be found throughout the Tayside Valuation Joint Board area and from this list one should be able to value any subject which is clearly outside the criteria laid down for Standard, Nest, or Mills and Works type premises.

2 BASEMENT STORES AND WORKSHOPS

Usually these are basements of subjects in old tenements or shops etc. with a separate access off a pend or at the rear of the building. A basement might be created by the topography of the ground and be of basement level at one end and semi-basement or even ground floor level at the other. Discretion must be used when deciding whether the subject is or is not a basement.

3 TENEMENT AND HOUSE TYPE STORES AND WORKSHOPS

Normally a former flat in a city tenement block now used as a store or workshop. More often than not the store or workshop is on the ground floor but occasionally former upper floor houses are used for this purpose. The tenement block is usually nearing the end of its useful life either before demolition or reconstruction. It is therefore normally in a secondary situation and in a condition commensurate with its age.

4 SHOP TYPE STORES AND WORKSHOPS

This category comprises former shop premises, usually in secondary situations. Care must be taken and discretion used in deciding whether the subjects should continue to be valued as a shop at the appropriate Zone A rate for that particular street or at a rate commensurate with the Part 4 level. Have regard to any local rental evidence.

5 PURPOSE BUILT STORES AND WORKSHOPS

These are normally buildings of one or more storeys and are of mixed construction. The construction can be anything from good modern brick buildings with asbestos roofs, to old stone and slated subjects. They may also be corrugated iron, corrugated asbestos or timber structures. Consideration should be given to valuation of more modern structures in accordance with the "Standard" buildings (Part 1) or "Nest Factories and Small Industrial" (Part 2) valuation instructions, depending on circumstances. Careful judgement is required to place the subject into the correct category. Most of these structures are occupied by small businesses.

6 SCHEME OF VALUATION

The rates per m² are derived from rents fixed at or around the tone date of 1 April 2015. They reflect the normal age, obsolescence and condition commensurate with this type of subject.

The rental evidence shows that these subjects are often let with electric light only. Bearing in mind the nature of these subjects electricity is considered the only essential service. A water supply on the premises is considered of minimum importance, as long as there is access to toilet facilities.

7 CONSTRUCTION

The subjects are categorised into what might be called the "permanent" type and the "temporary" type.

"Permanent" Type - covers all Stores and Workshops of stone, brick or concrete block construction, with a normal concrete floor. The roof may be of conventional construction and in most cases will not be insulated, other than by the sarking and slate or tile on the roof. Unlike "Standard" factories no further allowance should be given for lack of roof insulation. Such subjects are covered in classes 4.1 to 4.5.

"Temporary" Type - Covers all Stores and Workshops of timber, corrugated asbestos or corrugated iron construction, with a normal concrete or timber floor. The roof may be of any conventional construction as above. Such subjects are covered in class 4.6.

8 OFFICES

Where offices are present in addition to workshop and storage areas, consideration should be given to their quality and extent in comparison with the remainder of the subject. Where, in the opinion of the valuer, it is appropriate to value office areas at a higher rate than the proposed rate for the Store/Workshop, either a full office rate or mid rate, dependent on circumstances, should be selected.

9 YARDS

This class of subject does not normally have a yard space as a normal adjunct to the property. If there is no yard space, no allowance should therefore be given. Some do have yards which exceed the tolerance of 1½ times the total gross external area of the footprint of the buildings. In that instance, reference should be made to the Yards & Ground valuation instruction.

10 TOILET FACILITIES

The basic rates have been arrived at from an analysis of the rents of subjects which do have toilet facilities. If toilet facilities do not exist or are in limited supply deduct up to 5% of basic rate. In some of these subjects the toilet facilities will be very poor although functional. Where the property comprises more than one building, this matter should be considered in relation to the facilities available within the entire complex. Any allowance should normally apply to the whole complex and not the individual buildings.

11 CLASSIFICATION OF STORES & WORKSHOPS

Care should be taken to adopt a classification commensurate with the age, condition and degree of refurbishment of the building.

Class 4.1

Old single storey stone or brick building, pre 1920 with, normally, slate or pantiled roof and concrete floor. Adequate electric light will be assumed but no heating.

Class 4.2

Old single storey brick building with slate, tiled or corrugated asbestos or tin roof and concrete floor. Normally built during the period 1920 to 1950. Adequate electric light but no heating.

Class 4.3

Single storey brick or concrete block building with, normally, an unlined asbestos or steel roof on light steel or timber roof trusses. Typically built during the period 1950 to late 1960s. There is adequate electric light but no heating.

Class 4.4

Single storey brick built, concrete block, or equivalent contemporary construction, with an unlined asbestos or steel roof on light roof trusses. Normally built during the 1970s. There is adequate electric light but no heating.

Class 4.5

Single storey brick or concrete block building on light steel frame with asbestos or metal decking roof and concrete floor. Typically built during the period 1980 to date, this class of subject may alternatively be of contemporary construction viz a portal framed building. Includes adequate electric light but not heating. Where insulation is present or the building is of sufficient quality have regard to Standard (Part 1) or Nest Factories & Small Industrial (Part 2) valuation instructions.

Condition Classes 4.1 to 4.5

No further allowance should normally be made for condition. However, further allowances where the buildings are in particularly poor condition but are still useable may be applied up to a maximum of 30%.

Class 4.6

The nominated rates shall apply to subjects of timber, corrugated iron or single sheet asbestos construction. Adjustment for age and condition will be a matter for consideration by the valuer having regard to the particular circumstances in each case.

The following table is provided for adjustment of **Class 4.6 rates only**.

Age & Condition	Adjustment
Old - Poor condition	deduct up to 30%
Reasonable condition	N/A
Modern - New condition	add up to 50%

Class 4.7 – Tenements/Cottages

Nominated rates shall apply to former tenement flats or former cottages occupied for the purpose of a workshop or storage only. The rates have been derived from actual rents fixed at or around the tone date of 1 April 2015 obtaining for such subjects (ranging in size and condition) and thus fully reflect age and obsolescence. No further allowance shall normally be required.

12 CLASS 4 – STORES & WORKSHOPS – TABLE OF RATES

The rates should be applied according to classification and location.

Do not interpolate between these rates.

Where a building has been refurbished it may be more appropriate to adopt an alternative classification.

12.1 Table of Basic Rates per m²

Location	Class	Class	Class	Class	Class	Class	Class
	4/1 pre 1920	4/2 1920-50	4/3 1950-70	4/4 1970's	4/5 1980 +	4/6 Temp.	4/7 Tenement
Dundee City	£27	£27	£34	£34	£48	£22	£32
Perth & Kinross							
Perth City	£29	£29	£35	£38	£42	£16	£17
Kinross	£27	£27	£32	£34	£38	£15	£16
Milnathort	£27	£27	£32	£34	£38	£15	£16
Main Burghs	£26	£26	£31	£31	£37	£14	£15
Small Burghs	£22	£22	£26	£26	£32	£12	£13
Villages	£19	£19	£19	£21	£25	£8	£9
Landward	£19	£19	£19	£21	£25	£8	£9
Angus							
Main Burghs	£25	£25	£25	£25	£35	£11	£15
Small Burghs	£20	£20	£20	£20	£28	£11	£13
Villages	£17	£17	£17	£17	£22	£8	£8
Landward	£17	£17	£17	£17	£22	£8	£8

It may be appropriate to adopt a higher rate where subjects in a landward area are situated in a good location e.g. adjacent to the A90 Perth to Aberdeen road.

12.2 Multi Storey Buildings: Floor Allowances

Where the property is a multi storey building or is located on a floor other than ground floor, allowances should be applied in accordance with Section 7 of the Part 3 instruction.

12.3 Offices: Enhanced Rate

Where the property contains an "office" which is of such construction, finish etc. that it would attract a higher rate than that applied to the store/workshop, the appropriate rate to be applied to the office will normally be the basic rate x 1.5. Valuers should ensure however that the rate adopted is no higher than the equivalent rates recommended by the local Commercial Offices valuation instruction.

13 PORTABLE CABINS

Reference should be made to the Portable Cabins and Similar Subjects valuation instruction.

14 AIRCRAFT HANGARS

It is not proposed to nominate in this main Industrial Report rates for the types of subjects which are to be found on former wartime airfields e.g. Montrose and Errol, and on ex-Ministry of Defence Establishments e.g. Dalcrue, Almondbank. These subjects will be valued on the Comparative Principle having regard to the local rental evidence available.

15 ADJUSTMENT TO BASIC RATES

15.1 Heating

Heating installations are not normally present in this class of property. Where found add in accordance with the following table:-

Standard	Addition to Basic Rate (m ²)
Poor - an insufficient number of heating units or dated units providing limited coverage	5%
Fair - heating units providing background heating/partial coverage only	7½%
Standard - heating units of a type commensurate with the age of the building providing full coverage	10%
Superior - most comprehensive system of heating units, may be computer controlled	12%

15.2 Air Conditioning

Most unlikely to be found in Stores or Workshops but if found follow the guidance in Part 1 Industrial instruction at 4.3.2.

15.3 Lighting

The nominated rates are inclusive of adequate lighting. If, in the opinion of the valuer, the lighting is thought to be less than adequate or lacking altogether having regard to the classification deduct up to 10%. An appropriate addition may be made if the lighting is considered to be superior.

15.4 Other Additions (Workshop and Stores Buildings)

- a) Roof & Wall Insulation - If present, check that the subject has been correctly classified.
- b) Floor Finishes - Normal finishes are already included in the basic rate. If exceptional cases are found, e.g. a quality tile floor or similar in what is otherwise a normal workshop add 5% to basic rate as per table 4.3.5 of Part 1.
- c) Internal Wall Finishes - Normal finishes are already included in the basic rate. The multitude of wall finishes to be found in this type of subject does not appear to matter to existing tenants and no addition should be made to the basic rate unless the finish is superior and is necessary for the process carried out by the occupier, e.g. food safe, wipe clean surface. See 4.3.5 of Part 1.

- d) Sprinklers - Unlikely to exist but if found follow the additions at 4.3.5 of Part 1.
- e) Extra Wallhead Height - May be found in a small number of cases. Care should be taken in applying the additions at 4.3.4 of Part 1 as this may be a legacy of the building's previous specialised use.

15.5 Deductions (Store & Workshop Buildings)

	Deduction from Basic Rate
Lack of Roof Insulation	Nil
Inferior Floor Finish	
Unscreeeded Concrete Floor	Nil
Gravel or Hardcore floor	10%
Earth Floor	20%
Lower than normal wallhead	
There is no 'normal' height for this type of Store or Workshop but it is considered reasonable to give allowance if less than the following -	
3.0m	2%
2.5m	4%
2.0m	6%

15.6 Open Fronted Building

Where a building has an open front - deduct 25% from the basic rate.

Where a building is open on 3 sides - deduct 50% from the basic rate.
Compare with the recommendations for canopies at 12.1 of Part 1.

16 DISABILITIES

The following deductions may be applied to individual buildings or to the whole subject as the case may be, according to circumstances.

- 1) Variation in floor levels Up to 2½%
- 2) Poor Access Up to 5%

It must be remembered that this class of subject will have features such as "Poor Building Design" or "Bad Shape and layout of site, etc." inherent in the buildings and no further allowance should be given as the norm takes account of such matters or similar matters which may be considered a drawback in the type of buildings categorised in the Part 1, 2 and 3 valuation instructions.

17 QUANTUM

Allowance for quantum is to be determined by the total area of all the buildings which the subject comprises. The following table should be used:-

AREA m ²	Allowance %
<50	0%
50 - 75	1%
75 - 100	2%
100 - 125	3%
125 - 150	4%
150 - 175	5%
175 - 200	6%
200 - 225	7%
225 - 250	8%
250 - 275	9%
275 - 300	10%
300 - 325	11%
325 - 350	12%
350 - 375	13%
375 - 400	14%
400 - 425	15%
425 - 450	16%
450 - 475	17%
475 - 500	18%
500 - 525	19%
525 - 550	20%
550 - 575	21%
575 - 600	22%
600 - 625	23%
625 - 650	24%
650 - 700	25%
700 - 750	26%
750 - 800	27%
800 - 850	28%
850 - 900	29%
900 - 1000	30%

There may in some instances be a case for applying an inverse quantum adjustment to subjects below 50m².

Please examine any available rental evidence and consult with the Principal Valuer or Assistant Assessor before applying inverse quantum.