

TAYSIDE VALUATION JOINT BOARD



REVALUATION 2017

VALUATION OF LOCK-UP GARAGES

The main rental evidence comes from local authority lets of permanent type lock-up garages. In line with the principles adopted for the other types of quasi-industrial subjects, those subjects of a less permanent type of construction e.g. timber, corrugated iron or asbestos should be taken at the lower (Temporary Type) level of value.

Water supply, toilets and insulation are not normally to be found in lock-ups, and accordingly no allowance should be made to reflect the lack of such facilities.

TABLE OF VALUES TO NAV

Situation	Location/Type			
	Central Commercial		Other	
	Permanent	Temporary	Permanent	Temporary
Dundee City	£800	£650	£440	£345
Perth City	£700	£560	£420	£330
All other Locations in Perth & Kinross	N/A	N/A	£280	£220
All Angus Burghs			£260	£150
Angus Villages & Landward	N/A	N/A	£260	£150

The above table applies only to lock-up garages up to 20m². For lock-up garages with an external area in excess of 20m² consideration should be given to the application of the Industrial Part 4 Scheme of Valuation.

Where the location is superior to the normal site for a lock-up garage or the construction is considered better than the average, e.g. in secondary commercial locations such as Broughty Ferry, an addition of up to 30% may be added to the above guide values. This approach, however, is considered to be unlikely in the Perth & Kinross and Angus Burghs and will only be used in exceptional circumstances.

For older timber lock-ups in poor condition only, a deduction of up to 30% may be appropriate.

The values shown in the table will apply to all lock-ups whether free standing or part of a Unum Quid. If it forms part of a larger subject then its effect on the level of quantum applied in the overall valuation should be considered.