

**REVALUATION 2023**

**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	£880	£715	£490	£380
Perth City	£750	£700	£450	£350
All other Locations in Perth & Kinross	N/A	N/A	£450	£350
All Angus Burghs	N/A	N/A	£300	£180
Angus Villages & Landward	N/A	N/A	£300	£180

The above table applies only to lock-up garages up to 20m<sup>2</sup>. For lock-up garages with an external area in excess of 20m<sup>2</sup> 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 outwith the Central Commercial areas or the construction is considered better than the average an addition of up to 30% may be added to the above rates. This approach should only be considered in exceptional circumstances.

For older timber lock-ups in significantly poor condition, a deduction of up to 30% may be appropriate. Valuers should be aware of site value and take appropriate advice in the application of additions or deductions.

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