

As part of our ongoing work with HMRC and the Government Gateway team, over the next couple of weeks when you sign in to the check and challenge service you may be asked to confirm your name, email address and set up a recovery word. You can opt out of this if you wish to do so.

BETA This is a new service – your [feedback](#) will help us to improve it.

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Summary valuation for

Suite 4 4th Flr 11-12, Wind Street, Swansea, SA1 1DP

Description

Offices and premises

Local authority Swansea

Local authority reference 9221941000127

Base rate £85 per m²/unit

Transitional Relief certificate issued No

Valuation scheme reference [344430](#)

Special category code 203G

Effective date 1 April 2017

The rateable value is rounded down to

£9,700

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

x

Transitional Relief

A scheme to limit the increases or decreases in business rates arising from revaluations in order to phase in changes over a period of time. Annual increases or decreases in the amount payable by a ratepayer are restricted to percentages that are set down in law.

As part of the transitional relief scheme, the VOA issues Transitional Relief certificates.

The 2010 rating list is now closed and appeals can only be made in limited circumstances.

An appeal can be made:

- no later than 30 September 2017 when citing a decision of a Valuation Tribunal, or higher court or

- within 6 months of a Valuation Office Agency (VOA) 'notice of alteration'

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Fourth	Kitchen	2.16	£85.00	£184
Fourth	Office	113.1	£85.00	£9,614
		115.26		£9,798
				Total value: £9,798

How the valuation was calculated

The Valuation Office Agency (VOA) puts similar properties into a group called a [valuation scheme](#) and:

- applies a range of values per m² (or unit) to the valuation scheme
- applies a base rate to individual properties in the scheme

The base rate for this property is £85.00 per m²/unit .

The VOA measured this property using a method called net internal area (NIA).

NIA measures the useable area within a property. Spaces such as toilets, cleaners' cupboards, lift rooms, boiler rooms and some plant rooms are not included.

If necessary, the VOA then make adjustments to the rate given to each of the property's different parts.

The rateable value of this property is the sum of all the rates given to its different parts, rounded down to £9,700.

[Learn more about how the VOA values properties](#)

Restricted [terms and conditions](#) apply.