

Each property is different and offers unique challenges and opportunities.

At ASH & Co we tailor our rating service to each client and each property.

We welcome the opportunity to help mitigate clients' rating liabilities and are happy to arrange an initial meeting on a no obligation basis to discuss the circumstances of each case. Following this we will advise on the best course of action.

Please call

Alastair Mylechreest on

01452 300433 to discuss

how we can help you.



ASH & Co CS LLP

10 Pullman Court
Great Western Road
Gloucester
GL1 3ND

EMPTY RATES

Let us minimise your bill



In 2007 the government introduced dramatic changes to the business rates applied to empty property.

From 1st April 2008 full rates have been payable on unoccupied premises after an initial void period of 3 months for shops and offices, and after 6 months for industrial properties.

This was a doubling of the tax rate for commercial premises and a removal of the 100% exemption that industrial property owners had previously enjoyed.

There are exemptions including Listed Buildings, vacant land, properties held by companies in administration and properties with an RV below £2,200.

Recently it has been announced that properties with an RV below £15,000 will be exempt for the year 2009/10.

ASH & Co are able to guide you through this complex legislation to minimise your liability to this tax.

There are a range of strategies available from the radical like demolition to simpler approaches such as appealing Rateable Values or changes in occupation and use.

Case Study 1

ASH & Co advised the owner of a large redundant industrial building in the Forest of Dean on the impact of the recent changes in Empty Rates when they were announced in 2007.

The large sixty year old building had been vacant for over five years and had deteriorated in condition significantly.

ASH & Co submitted a proposal to remove the property from the Valuation List and successfully won the case at Valuation Tribunal before the new tax came into force, saving the client over £16,000pa in Empty Rate charges.

Case Study 2

We are currently advising the purchaser of a large factory in the Tewkesbury area on mitigating their Empty Rate liability whilst they undertake a refurbishment of their newly acquired premises.

We have agreed to a reduction in the Rateable Value to a nominal figure during the period of the works and a phased introduction of the new value as the property comes into partial occupation.

When the refurbishment is completed we anticipate negotiating further savings in the ongoing rating assessment.

Case Study 3

On the landlord's behalf, we have recently submitted a proposal to reorganise an assessment of three industrial units following vacation by the tenant.

As a result, the property will be exempt from Empty Rates for the year 2009/10.

