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Property

**8 B, Church Street,
Peterborough, PE1 1XB**

Valuation

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Valuation

Current rateable value (1 April 2023 to present)

£17,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill \(opens in new tab\) \(https://www.gov.uk/calculate-your-business-rates\)](https://www.gov.uk/calculate-your-business-rates)

Valuations for this property

Valuations ?

Current 1 April 2023 to present

Effective date ?

1 April 2023

Rateable value

£17,250

Valuations

?

Previous [1 April 2017 to 31 March 2023 \(/business-rates-find/valuations/5277565000?valuationId=17643874000\)](/business-rates-find/valuations/5277565000?valuationId=17643874000)**Effective date** ?

1 April 2017

Rateable value

£19,250

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Valuation details

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How the rateable value is calculated

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The Valuation Office Agency (VOA) uses a 'rental' method to value high street businesses like shops, hairdressers, betting shops and banks.

The VOA gathers information about rents paid for shops and businesses. It analyses the information and works out a price per square metre. It also considers local conditions and things like unusual shops shapes, split levels and sales areas hidden by pillars.

Zoning is used to apply the price per square metre to the property and get the rateable value. Each zone covers the width of the shop and usually has a depth of 6.1 metres. Zone A starts at the shop window. As you move further into the shop, each zone is half the value of the one before it. Spaces like store rooms or upstairs offices are valued but not as a zone.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 636252 \(/business-rates-find/valuations/26660651000/schemes/636252?uarn=5277565000\)](https://www.gov.uk/business-rates-find/valuations/26660651000/schemes/636252?uarn=5277565000) which groups comparable properties together.

[More about how business properties are valued \(https://www.gov.uk/guidance/how-non-domestic-property-including-plant-and-machinery-is-valued\)](https://www.gov.uk/guidance/how-non-domestic-property-including-plant-and-machinery-is-valued)

Shop floor areas

Description	Ground floor retail zone a
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Area m²/unit	22.2
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£ per m²/unit	£425.00
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Value ?	£9,435
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Description	Ground floor retail zone b
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Area m²/unit	24.9
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£ per m²/unit	£212.50
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Value ?	£5,291
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Description	Ground floor retail zone c
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Area m²/unit	28.6
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£ per m²/unit	£106.25
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Value ?	£3,039
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Description	Ground floor remaining retail zone
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Area m²/unit	23.8
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£ per m²/unit	£53.13
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Value ?	£1,264
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Description	Ground floor staff toilets
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Area m²/unit	5.7
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£ per m²/unit	£0.00
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Value ?	£0
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Description	Ground floor public toilets
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Area m²/unit	5.2
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£ per m²/unit	£42.50
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Value ?	£221
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Total

Area m ² /unit	110.4
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£ per m ² /unit	
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Value ?	£19,250
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Adjustments made to property

Description	Adjustment ?
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Layout	-0.10%
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Total	£-1,925
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Valuation

Total value	£17,325
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Rateable value (rounded down)	£17,250
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