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Property

**1 St Floor 8a, Church
Street, Peterborough, PE1
1XB**

Valuation

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Valuation

Current rateable value (1 April 2023 to present)

£9,000

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

£9,000

Valuations
?Previous [1 April 2017 to 31 March 2023 \(/business-rates-find/valuations/175616016?valuationId=17862646000\)](/business-rates-find/valuations/175616016?valuationId=17862646000)**Effective date** ?

1 April 2017

Rateable value

£8,500

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The Valuation Office Agency (VOA) uses a 'rental' method to value offices.

The VOA gathers information about rents paid for offices. It analyses the information and works out a price per square metre for each floor area. It also considers things like rent free periods and improvements made by the tenant.

The price per square metre is multiplied by the property floor area to get the rateable value.

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

This property is part of [valuation scheme 602776 \(/business-rates-find/valuations/25031010000/schemes/602776?uarn=175616016\)](#) which groups comparable properties together.

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

Offices floor areas

Description	First floor office
Area m ² /unit	53.43
£ per m ² /unit	£100.00
Value ?	£5,343

Description	First floor office
Area m ² /unit	34.11
£ per m ² /unit	£100.00
Value ?	£3,411

Description	First floor kitchen
Area m ² /unit	2.58
£ per m ² /unit	£100.00

Value ?	£258
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Total

Area m²/unit	90.12
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£ per m²/unit

Value ?	£9,012
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Valuation

Total value	£9,012
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Rateable value (rounded down)	£9,000
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