



Business Rates Advice
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How to reduce your **Business Rates Bill**



Business Rates Advice

Specialists

Business Rates

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Business Rates

A Property Tax



For centuries successive Governments have taxed property occupation. Over the years this has taken the form of many different taxes, but we know it today as business rates. On 1st April 2010 a Revaluation took place and all commercial property in the UK was reviewed for taxation purposes.

Your Business Rates will be based on this figure until 2015.

This rateable value figure is the Government's opinion of the property's rental value as at the valuation date of 1 April 2008. The Rating List came into force on 1 April 2010. **Thus, all commercial property was valued during the good times and you are now paying tax on this property during the recession.**

The impact of this revaluation cannot be understated at this time of economic turmoil, where business requires occupational costs to be reduced, not increased.

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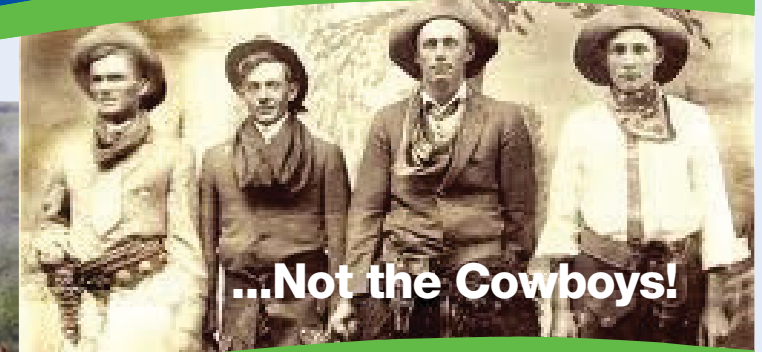
How can we help?

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How can we help?



Call the Cavalry...



...Not the Cowboys!

Sanderson Weatherall has a large national team of Qualified Rating Surveyors who are experts in the field of business rates. Many have worked in the past for The Valuation Office and know the system inside out.

Initially, we can serve an appeal on your behalf and negotiate with the Valuation Office Agency (Government surveyors), to obtain a better outcome for our clients.

We cannot promise we will eradicate your tax liability; however we pride ourselves that our professional approach to this work has saved our clients money for decades.

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Why Appeal?

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Why Appeal?



If you don't ask you don't get

It is highly unlikely that the Valuation Office will review your rateable value unless prompted. Therefore, if you do nothing, you may be paying tax at a higher level than you need to.

It is also important that you instruct a **Qualified Rating Surveyor** to act on your behalf and guide you through the minefield of appealing your Business Rates.

For the majority of our clients, we only charge where we can make savings over the 5 years of the Rating List. We offer a **no win - no fee service**. If we can save you money you will have benefited from our service, and if we cannot reduce your rates liability, there is no fee – either way, there is no benefit to ignoring the bill.

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How will we work for you?

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How will we work for you?



Fighting your corner!

Sanderson Weatherall is one of the country's largest independent firms of chartered surveyors, we have offices in five locations throughout the country and we have experienced, qualified staff.

Once instructed, we will review your situation and submit an appeal on your behalf against the rateable value.

You can have direct contact with an appointed client manager who is undertaking the work on your behalf and any questions or queries you might have can be directed to this individual.

We will then negotiate with the Valuation Office to achieve either an agreed reduction in rateable value, or, if necessary, we will present a case seeking a reduction to a Valuation Tribunal Hearing.

We advise a variety of clients ranging from major Plc's with national property portfolios to local authorities, SME's and individual businesses.

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Our Experience

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Our Experience



We have wide ranging experience in a number of specialist property areas including:

- High Street retail
- Prestige city centre offices
- The motor trade
- Industrial and warehousing
- Retail warehouses and out of town schemes
- Major printing works and glassworks
- Television and film studios
- Banks and building societies
- Call centres and computer centres
- Universities, colleges and independent schools
- Leisure and hotels
- Licensed properties including free houses and night clubs

Business rating advice is highly cost effective and more often than not our professional fees on appeals are fully met from the cash savings achieved. No 'up front' charges are ever made before advice is given. We can also provide non-contingency fee consultation advice at fixed rates, if the client so wishes.

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Empty Property Problem?

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Empty Property Problem?



Have you received a non-domestic rates account for a property that you are not occupying?

Sanderson Weatherall rating surveyors are currently advising a wide range of business clients on fully legal strategies to help mitigate, or in some cases even avoid the payment of empty rates.

Sanderson Weatherall has developed a range of legal property strategies to avoid the payment of rates on empty property and as a result, we have saved many clients a small fortune. Strategies may range from cross portfolio advice to the creation of perfectly legal avoidance schemes that are acceptable to local building authorities as they fall within the established laws of rateable occupation.

Contact us now for bespoke professional advice on the rates of empty properties.

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Rates Audit

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Rates Audit



As a business rate payer, how do you know that the historic business rates you have dutifully paid are in fact correct?

Sanderson Weatherall provides a specialist rates audit service which, through meticulous research into the past rates bills, ensures both the accuracy of existing rates payments and investigates whether there are any credits resting in local authority holdings accounts that should have been refunded.

These credits may consist of over-payments that should have been received by the occupier in the form of refunds due to changes of occupation etc.

Starting from scratch, our experts recalculate where business rates payments should properly have been over past years to ascertain whether and what clients had actually paid is correct.

Our fees for this service are typically purely incentivised and if we find nothing, then you pay us nothing!

To find out more about rates audits, please contact a member of our rating team.

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Rates Management

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Rates Management



“Left to their own devices, most recipients of rates bills will get out their pocket calculator and check whether the arithmetic is correct, then sign it off for payment”

The arithmetic will always be correct, it comes out of a computer! However, there is more to a rates bill than that.

Rates management is an additional service that we provide to many of our clients where we can arrange to receive rates bills directly from the Local Authority, ratify and authorise these over a very short timescale before reporting back to the client. Every account is given a multi-point check to ensure the validity and accuracy. Where possible, we can often re-negotiate instalment payments to aid the clients cash flow.

Based on available information and taking the often complex transitional relief arrangements into account, we can then work with our clients to produce timely and accurate **budget forecasts**.

If required, we can also arrange for the client to put us in funds to effect the **payment** of rates accounts by cheque, direct debit, BACS or any other method.

By **outsourcing** the process of rates bills, we can save our clients considerable time and money. If you have ever tried in vain to contact the person at a local billing authority, you will know how difficult and time consuming this can be.

At Sanderson Weatherall, our liability experts deal regularly with billing authorities and many used to work for these billing authorities.

Our fees for this service are always extremely cost effective and a quotation, tailored to the job in hand, can be provided on request.

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Other Services

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Other Services

Sanderson Weatherall 

We are a leading national firm of chartered surveyors and property consultants with offices in Leeds, London, Newcastle, Manchester and Teesside.

Our experienced staff provide a multi-disciplinary service ranging from:

- Agency
- Landlord and Tenant
- Asset Management and Building Consultancy
- Corporate Services
- Investment
- Planning
- Plant & Machinery
- Rating & Valuation.

Sanderson Weatherall's Rating Team consists of RICS and IRRV qualified surveyors and offers a comprehensive range of services to clients. We are regarded as specialists in the field, our senior staff are all members of the Rating Surveyors Association.

Our Professional Qualifications are:

FRICS or MRICS

Professionally qualified members of the Royal Institution of Chartered Surveyors.

IRRV (Hons)

Professionally qualified members of the Institute of Revenues, Rating and Valuation.

MCI Arb

Members of the Chartered Institute of Arbitrators.

Dip RSA

Diploma in Management



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Our People

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Our People

Sanderson Weatherall 



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