



CASE STUDY - RATING CONSULTANCY

Receipts and Expenditure Method of Valuation

ECLECTIC HOTELS

Hotel and Premises – 2017 Rating List Appeal

Dunlop Heywood have provided rating consultancy services to Eclectic Hotels for their sites around Manchester for over a decade.



For more information, contact:

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Eclectic Hotels and Dunlop Heywood have enjoyed a long-standing relationship that has stood the test of time. Eamonn O’Loughlin started the business from his home in south Manchester to develop the company into one of the foremost high-end luxury leaders of boutique hotels – a style which has since been copied by many. Dunlop Heywood utilised our expert knowledge of the local market to negotiate a 21% reduction in the Rateable Value across Eclectic Hotels entire estate, which befitted them to the tune of £282,000.

In carrying out this work we:

- Established the Fair Maintainable Trade of the hotel
- Analysed all factors that went into driving this trade
- Considered the premises against the wider trading location
- Inspected the premises with the Valuation Office
- Agreed the ‘Stage 5’ elements of the valuation

The clients view:

“We have a longstanding relationship with Dunlop Heywood that has spanned several rating lists. They have always provided us with impeccable service, which only seems to improve over time.

On the latest round of appeals, they successfully reduced all three of our hotels; pushing the Valuation Office to obtain the maximum result and never resting until they had achieved it.” - Eamonn O’Loughlin