



CASE STUDY - RATING CONSULTANCY

Receipts and Expenditure Method of Valuation

POSITIVE PUB CO.

Public House and Premises – 2017 Rating List Appeal

Dunlop Heywood were instructed to provide rating advice to Positive Pub Co. on two of their sites in Leeds city centre.



For more information, contact:

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Regent Hotel, Kirkgate, Leeds, LS1 6DP

Rateable value was: **£61,000**

Rateable Value agreed: **£36,250**

Savings across the 2017 list: **£64,000 + £25,000 grant**

Positive Pub Co. took over the Regent Hotel in Leeds in 2017 and sought the advice of Dunlop Heywood in reducing their business rates liability. Utilizing our expert knowledge of the local market and trends over time, Dunlop Heywood were able to negotiate a 40% reduction in the Rateable Value that befitted the client by almost £90,000.

In carrying out this work we:

- Established the Fair Maintainable Trade of the pub
- Analysed all factors that went into driving this trade
- Used market indexation
- Agreed upon the correct banding for the property
- Considered the premises against the wider trading location

The clients view:

"We instructed Dunlop Heywood to specifically look at two of our pubs, which have both seen positive results."

Savings across the two are over £120k and the result at the Regent was particularly impressive considering we took over the pub in the middle of the rating list."

- James Waddington

