



## Revaluation 2017

### Guidance Note

## Valuation of Car Spaces

### **1.0 Introduction**

This Guidance Note should be used for the valuation of Car Spaces. A separate Guidance Note exists for Car Parks.

In general the user (or the user's employer) of Car Spaces will be in rateable occupation of these spaces. In many cases these subjects will be 'occupied with' another nearby commercial property (and may be a part of it) but will be shown as a separate entry due to the rules of unum quid.

This Guidance Note should not be used for the valuation of Car Parks, where in the main the user(s) are not the rateable occupiers, they have no right to occupy any given space and will operate on a first come first served basis.

### **2.0 Basis of Valuation**

Car Parks will be valued by application of the Comparative Principle

The suggested unit of comparison is a rate per space. Where there are no marked bays the number should be estimated at a ratio of 1 space per 25 square metres, which includes for circulation space.

### **3.0 Basic Rate / Space to be Adopted**

Hamilton & East Kilbride Town Centre and Other Established Office Locations  
£480/space

#### Others Towns & Villages

Prime office/retail locations in the following towns:- £190/space  
Secondary office/retail locations in the following towns:- £115/space

Rutherglen	Coatbridge
Cumbernauld	Motherwell
Airdrie	East Kilbride Village

Prime locations office/retail in the following towns:- £140/space  
Secondary locations office/retail in the following towns:- £95/space

Wishaw	Bellshill
Lanark	Strathaven
Bothwell	Cambuslang
Larkhall	Uddingston
Blantyre	

All other towns and villages:- £95/space

LCV and poor industrial in all locations:- £95/space

#### Non Central Business Parks (Class 4 )

Limited Car Parking- Hamilton International Technology Park (HITP); Bothwell Bridge Business Park; Strathclyde Business Park (SBP) and Eurocentral.  
£300/space

Reasonable Car Parking- GSO Business Park /Scottish Enterprise Tech Park, EK; Airbles Road Motherwell; Carradale Crescent, Cumbernauld; Hunt Hill, Orchardton Woods, Cumbernauld; Tannochside Park, Uddingston; Buchanan BP Steps.  
£220/space