

The background of the entire page is a black and white photograph of a modern building's facade, characterized by a complex grid of glass panels and steel beams, creating a series of sharp, overlapping geometric shapes.

Business Rates Facts & Figures Guide

2018/19
Includes Autumn 2018 Budget

The Rate Payment Service



Introduction

Welcome to the Knight Frank comprehensive rates liability guide. The aim of this document is to provide ratepayers with a detailed breakdown of all the relevant facts and figures needed to accurately calculate their rate charges based on the 2017 Rating List.

The 2017 Rating List came into force on the 1st April 2017 and this heralded significant changes to Business Rates. The most notable change to rating in England is the introduction of Check, Challenge and Appeal (CCA). This is a new 3 step process to allow ratepayers to challenge and appeal their rateable value, further details can be found on the Valuation Office Agency website.

Although the overall amount collected through business rates remains largely the same after a revaluation, the rates charged on individual businesses will vary significantly depending on changes to their rateable value. It is important to understand that a Rateable Value (RV) is the Valuation Office Agency's estimate of the annual rental value of the property as at a

statutorily fixed valuation date. This date is always fixed two years before the list commences and the current antecedent date is 1st April 2015. The last time properties were revalued was April 2008 and it is the change in the property market over these seven years which has caused the significant changes in rateable values and business rates payments.

Using this Guide

In order to fully benefit from this guide, ratepayers will need to know their current Rateable Value (RV). This can be found on any rate demand or on the Valuation Office Agency (VOA) website (www.voa.gov.uk). By applying the relevant adjusted Uniform Business Rate (UBR) multiplier to the respective RV the initial liability can be established.

Ratepayers can then use the information contained in this guide to check if they have entitlement to any reliefs or exemptions. Once these are applied the chargeable amount will be calculated for the year.

In certain cases, the above calculations may result in a different amount from that demanded. This will mainly occur when the property is subject to the transitional relief provisions. If this is the case, then the phasing limits on changes in liability can be found in this guide for England, Scotland and Wales.

Further Information

Business Rates are subject to regular legislative review. This guide is limited to the information currently available. This edition was published in Q3 (2018-19 rating year). In order to ensure ratepayers are kept up to date, we would recommend subscribing to updates of this guide by using our website knightfrankrating.com or contact our business rates team;

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Key Points 2018-19

Overall

- 2018-19 Business Rates increase to be reduced by switching from the RPI to the CPI index from 1st April 2018 when calculating the % increase of Uniform Business Rates – 2018-19 Uniform Adjusted to reflect CPI 2.40%

England

- 100% Rates Retention to be piloted in certain London Boroughs from 1st April 2018
- Review of funding for Crossrail 2 _expected to be funded and collected through a Business Rates Supplement
- Extension of £1,000 relief to Public houses with RV <£100,000
- Valuation List to be reduced from 5 years to 3 Years. Next revaluation to take place in 2021 reducing 2017 List from 5 to 4 years
- Consultation and Legislation to be brought forward to reverse the “Staircase Tax” brought forward by the decision in the Woolway (VO) V Mazars Supreme Court Case

Scotland

- Day Nursery Relief of 100% introduced
- Renewable Energy Relief updated, reduction of 60% on rates payable for New Builds used solely for generation of heat or power
- Fresh Start relief doubled from 50% – 100%
- Business Growth Accelerator introduced to defer payments on increase in RV for 12 months and no rates payable on new builds for an initial year once entered into the valuation roll
- Updated guidance on use of completion notices
- Transitional Relief for 2018-19 – RV threshold of £1.5m Introduced. Hospitality and Office space in Aberdeen and Aberdeenshire

Wales

- Removal of Relief for Childcare providers with RV up to £20,500 – Now Falls under Small Business Rates Relief
- Small Business Rates Relief eligibility amended to Maximum of 2 hereditaments showing within each local valuation list
- Extension of Targeted High Street Relief for a further year, relief reduced by 50%

England 2018-19

England Rate Year	Small** RV <£51,000	Standard	Greater London Incl BRS RV £70,001>
2017-18	0.466p	0.479p	0.499p
2018-19	0.480p	0.493p	0.513p
2019-20***	0.491p	0.504p	0.524p
2020-21***	0.503p	0.516p	0.536p

* Properties located in the City of London will have an additional Supplement of 0.5p

** Since April 2012, Authorities automatically apply the small UBR to any hereditament below the threshold. However, where the property is empty or the ratepayer does not qualify for SBRR then they will not be entitled to the small UBR.

*** Estimated figures based upon predicted CPI

Business Rates Supplement (BRS)

County Councils, Unitary District Councils and the Greater London Authority are entitled to levy a Business Rates Supplement (BRS) to fund additional projects that improve the economic development of their area. The ability to charge this additional levy was introduced on the 1st April 2010 and is subject to a maximum levy of 0.02p in every £. To date, the only active scheme is in London to fund "Crossrail," where a 2p levy on the UBR is charged to all businesses with assessments over RV £70,000.

Transitional Relief Scheme

The Transitional Relief Scheme phases in liabilities following a revaluation in order to ensure that ratepayers are not faced with significant changes at the start of the new rating list. The scheme works by taking the preceding year's rate liability (excluding any exemptions, reliefs or supplements including BRS), adjusting for the RPI Sept/Sept and applying the appropriate cap set out below.

Rate year	Caps on Increases			Caps on decreases		
	Small <RV 20,000*	Medium >RV 20,001** <RV 99,999	Large > RV 100,000	Small <RV 20,000*	Medium >RV 20,001** <RV 99,999	Large > RV 100,000
2017/18	5.00%	12.50%	42.00%	20.00%	10.00%	4.10%
2018/19	7.50%	17.50%	32.00%	30.00%	15.00%	4.60%
2019/20	10.00%	20.00%	49.00%	35.00%	20.00%	5.90%
2020/21	15.00%	25.00%	16.00%	55.00%	25.00%	5.80%

*RV £28,000 in London

** RV £28,001 in London

Supporting Small Business

The transitional relief scheme does not provide support in respect of changes in reliefs. Therefore, those ratepayers who are losing some or all of their small business or rural rate relief may be facing very large percentage increases in bills. From the 1st April 2017, central government have introduced additional support for any small business that has a significant increase in their rateable value.

To support these ratepayers, the supporting small businesses relief will ensure that the increase per year in the bills of these ratepayers is limited to the greater of:

- A cash value of £600 per year (£50 per month). This cash minimum increase ensures that those ratepayers currently paying nothing or very small amounts are brought into paying something, or
- The matching cap on increases for small properties in the transitional relief scheme

Small Business Rates Relief (SBRR)

Rateable Valuees	Relief
Up to £12,000	100% relief on main Hereditament
£12,001 to £15,000	Currently tapered at 1% for every £30, but will be given an additional one third off their rates payable.
£15,001 to £51,000	Currently no relief. Will have liability automatically calculated using the small UBR unless excluded – excluded properties include empty properties and ratepayers who are in receipt of mandatory relief. However with effect from 1st April 2019 a reduction of a third will be given on rates payable on retail premises**

With effect from 14th February 2015, any ratepayer receiving SBRR that takes on an additional hereditament, which would disqualify them from receiving the relief, will continue to receive the existing relief for 12 months from the start date of liability on the additional hereditament.

Retail Relief* (1st April 2019 - 31st March 2021):

For ratepayers who occupy a retail premises** with an RV of 51,000 or below, will receive a third off their rates payable for the 2019-20 & 2020-21 rate year subject to "State Aid" limitations.

** Includes but not limited to Shops (including car hire, funeral directors, car/caravan showrooms and second hand car lots), Markets (including petrol stations, garden centres and galleries where art is sold or hired) Restaurants (including takeaways, sandwich shops, coffee shops, public houses) Petrol stations

Rural Rate Relief

Since 1st April 2017 the % relief awarded under rural rate relief has been doubled from 50% to 100%. Rural rate relief is available to the following businesses in designated rural settlements;

- A small food shop, general store or post office with a rateable value of up to £8,500
- The sole public house or petrol station with a rateable value of up to £12,500

Empty Properties

Since 1st April 2011, the threshold at which empty properties become liable to pay rates dropped from RV £18,000 to RV £2,600, as part of the 2017 revaluation this figure has been updated to RV £2,899.

Empty Property: Relief and Exemptions

Commercial	3 Months exemption*
Industrial	6 Months exemption*
Listed Building	Exempt
Vacant Land	Exempt
Ratepayer is a Charity	Exempt**
Rate Payer is a Amateur Sports Club	Exempt
RV £2,900<	Exempt
Ratepayer in Administration or Receivership	Exempt

* Exemption applies when property is newly assessed for rates or when it is vacated provided a period of "rateable occupation" exceeding 42 days has occurred

** Exemption applies where Local Authority are of the view that the property will next be occupied by a Charity.

Partially Empty Properties

When a property is partially vacant for a short period, the ratepayer can apply to the Council for relief under section 44A of the Local Government Finance Act 1988. The relief will apply to the vacant part in accordance with the table above. Granting of this relief is discretionary and the final decision rests with the billing authority.

Discretionary Relief and Localised Discount*

Since 1st April 2012, the discretionary relief regulations were amended to allow Councils to remit any liability or grant rate relief to any ratepayer. For any application made, the Council must consider any award or remittance of rates is in the interest of the local council taxpayer. This is due to the fact that the Council is required to fund 50% of this relief from their own budget, with the Central Government paying the remainder.

From 1st April 2017 to 31st March 2021, central government have established

a discretionary fund to support those businesses that face the steepest increases in their business rates bills as a result of the 2017 revaluation. £300 Million has been allocated and this will reduce across the life of the fund. Each billing authority will be expected to use their share of the funding to develop their own discretionary relief schemes to deliver targeted support to the most hard-pressed ratepayers.

Enterprise Zones*

Since 1st April 2012, Councils are able to grant up to 100% relief to businesses located in a designated Enterprise Zone. In order to qualify, a business must already be located in the Zone or move in prior to 1st April 2018. The relief can also apply to empty properties and small businesses. The relief lasts for five years with a maximum grant of £275,000. In order to encourage Councils to grant this relief the Government has agreed to fund 100% of the cost.

Local Newspaper Discount*

Since 1st April 2017, for a period of two years, a discount of £1,500 will be available to office space occupied by local newspapers. This is restricted to one discount per local newspaper title and per hereditament. In the Budget in October 2018 the chancellor has confirmed that this relief will be extended for a further year from 1st April 2019.

Support for Public Houses*

Since 1st April 2017, a new relief scheme has been introduced. Public Houses with a rateable value of under £100,000 will receive an additional £1,000 discount on their 2017-18 liability. This has been extended for a further year. Any qualifying ratepayer who met the conditions for this relief in the 2017-18 year will be entitled to relief of £1,000.00 for the 2018-19 year.

Stud Farms

The stud farms rateable value discount will increase from £4,200 to £4,700. This is applied by the VOA at source.

Public Toilets

The Government also announced intentions to bring forward primary legislation to grant a 100% relief from business rates for all standalone public toilets.

Right to Increase Instalments

Since 1st April 2014, all ratepayers are entitled to pay their rates over a 12-month instalment plan as opposed to the previous 10. The application for this must be made before 14th April in the relevant year and once applied for this carries forward to all subsequent years' liability.

*Relief is subject to State Aid - The De Minimis Regulations allow an undertaking to receive up to €200,000 'de minimis' aid over a rolling three year period.

Woolway (VO) V Mazars Supreme Court Determination:

Last Autumn the chancellor announced that Consultation and legislation will be brought forward to reverse the decision made by the Supreme Court that is widely referred to as the “Staircase Tax”.

The Valuation Office Agency have implemented this decision, which resulted in significant numbers of businesses losing their right to Small Business Rates Relief and facing backdated rate charges. This is because when an assessment is split up the ratepayer loses his right to small business rates relief if more than two assessments are higher than RV £ 2,899.

In addition, large swathes of businesses who occupy office blocks in London have previously had discounts to their rates where their floors were assessed together. These quantum discounts depend on size and in some cases were as high as 25%. After the decision in 2015 the industry lobbied Government to change the legislation but to no avail and this has caused widespread backdated charges.

The Rating (Property in common Occupation) and Council Tax (Empty Dwellings) Act came into force on 1st November 2018. Subsequent amending statutory instruments will allow any properties split as a result of Mazars to be merged back together. These mergers can be backdated as far as 1st April 2010.

Any decision to reverse any action taken by the Valuation Office in relation to a Mazars split lays with the ratepayer. The legislation will not only apply to ratepayers who are occupying any hereditament but also to owners who are liable for empty property subject to the circumstances concerned are allowed within the legislation.



Scotland 2018-19

Scotland

Scotland Uniform Business Rates

Scotland Rate Year	Large (> RV £51,000)	Medium
2017-18	0.492p	0.466p
2018-19	0.506p	0.480p
2019-20*	0.517p	0.491p
2020-21*	0.529p	0.503p
2021-22*	0.541p	0.515p

* Estimated figures based upon predicted CPI

0.026p additional large business supplement applied to all properties with RV 51,000>

Transitional Arrangements

• Hotels and Public Houses – Additional Support

Any Hotel, Public House, Café or Restaurant that has a significant increase in their liability due to the 2017 revaluation will have the increase in their 2018-19 charge capped at 12.5%. This will be administered under a new national relief scheme.

• Office Space Aberdeen and Aberdeenshire – Additional Support

Due to the 2017 revaluation, “Office Space” in Aberdeen and Aberdeenshire is facing an increase in charge of 15-17%. This is having an economic impact due to the downturn in the Oil and Gas sector. As a result of this the Scottish Government have introduced a new local relief to cap any increase in charge to no more than 12.5% in real terms for the 2018-19 charge.

Small Business Bonus Scheme

Businesses need to apply direct to the Local Council for relief under the Small Business Bonus Scheme.

Since 1st April 2017 the following relief is available if the Rateable Value of your property is £15,000 or less. Based on the total Rateable value (RV) of all your business premises, the following reliefs are available:

- RV up to £15,000 - 100% relief (i.e. no rates payable)
- RV £15,001 to £18,000 - 25% relief

Businesses who occupy a number of properties, with a combined rateable value less than £ 35,000 will have 25% relief applied to each property not exceeding RV £18,000.

Rural Rate Relief

Since the 1st April 2017, 100% relief is available on your business rates if your property is in a designated rural area with a population below 3,000 and it is:

- A small food shop, general store or post office with a rateable value below £8,500
- A small hotel, public house or petrol filling station with a rateable value of up to £12,750
- Any other business providing a benefit to the community with a rateable value of up to £17,000

Charitable Rate Relief

Charities and amateur community sports clubs can apply for mandatory relief of up to 80% if a property is used wholly or mainly for charitable purposes.

You may also qualify for additional discretionary relief+ (up to 20%). This is sometimes provided by local councils to top up certain reliefs to give charities and not-for-profit organisations extra help and remit any charge raised.

If you run a non-profit recreation or sport club you're not automatically entitled to relief, however your local authority are able to grant discretionary relief of up to 100%.

Disabled Relief

Properties used for care, training or welfare of disabled persons receive 100 % relief.

Day Nursery Relief+

From April 2018, you'll be able to get 100% relief on your business rates if you run a day nursery. To get this relief your premises must be used only as a nursery school or mainly as a nursery school.

This relief is effective until 31st March 2021 and is subject to de-minimis state aid. An application form must be submitted to the relevant billing authority before relief can be considered.

Enterprise Areas Relief

Businesses setting up or relocating to an Enterprise Area site and doing work in certain sectors may qualify for this rates relief, which offers up to 100% relief up until March 2020.

Renewable Energy Relief Scheme

Since 1st April 2010, certain renewable technologies are eligible for rate relief of up to 100%. This relief is granted on a sliding scale based on the size of RV as shown on the table below. It is subject to state aid rules and therefore cannot exceed 200,000 euros in any three-year period. From 1st April 2016 this relief is proposed to be limited to only schemes incorporating community ownership.

If your scheme has arrangements in place that entitle one or more community organisations to: at least 15% of the annual profit, or so much of the annual profit as is attributable to 1 megawatt of the total installed capacity of the project (or more). To be eligible your scheme has to produce heat or power from any of the following sources:

- biomass
- biofuels
- fuel cells
- photovoltaics
- water (including waves and tides, but excluding production from the pumped storage of water)

- wind
 - solar power
 - geothermal sources
- The generation activity should take place at the eligible property itself.

RV Threshold	% Relief
Up to £145,000	100%
£145,001 to £430,000	50%
£430,001 to £860,000	25%
£860,001 to £4,000,000	10%
Over £4,000,001	2.5%

If you have more than one business property, the RV's are combined

Renewable energy will also benefit from the following:

- Cap rates bill increases at 12.5% for small hydro schemes
- 50% relief for district heating schemes
- 25% relief for Hydro schemes with total installed capacity of no more than one megawatt

New build properties may be eligible to receive relief for any new build renewable generation property that is built between 1 April 2016 and 31 March 2017. The property may be eligible to receive 10% rates relief if it has a RV up to £500,000 and 1.5% rates relief if above that figure.

Since 1st April 2018 Principal Regulations have been updated to allow relief of 60% for new build solely used for generation of renewable heat or power (or both) from including waves and tides but excluding pumped storage of water.

This relief is only available if the RV value of the scheme is less than £5 million.

Empty Properties

From 1st April 2016, all empty properties can get 50% relief from business rates for the first 3 months they're empty. They can then get a 10% discount after that. Empty industrial properties can get full relief from business rates for the first 6 months that they're empty. They can then get a 10% discount after that.

Listed buildings and Properties with a rateable value under £1,700 are fully exempt from any rates payable.

Fresh Start+

New ratepayers who take occupation of a property after 1st April 2018 which had previously been vacant for 6 months can apply for 100% relief for the following 12 months. Property must be under RV £65,000 and have previously been or intended to be used as either a shop, office, pub, hotel or restaurant. (Scheme excludes properties used for the provision of pay-day lending).

Enterprise Zone Relief+

Businesses moving into an Enterprise Zone can qualify for up to 100% relief until March 2020. This scheme is the same as set out for England.

Local Reliefs+

Councils have the ability to grant local discretionary reliefs. However, there is no contribution towards these costs from Central Government. This is in contrast to England where 50% is covered.

Business growth accelerator relief

You might be able to get business growth accelerator relief if:

- your premises is a new build property
- you have to expand or make improvements to your property

New build premises

- If your premises is a new build you won't have to pay business rates until 12 months after the building was completed
- Business rates also don't have to be paid on new builds until they're occupied. New tenants will then qualify for business growth accelerator relief for 12 months

Expanding or making improvements to your premises

- If you have to expand or make improvements to your property the business rates you're charged won't change for 12 months
- They will continue to be based on your old RV for this period of time

Exemptions (Exempted Buildings)

Agricultural Land and Buildings including Fish Farms, Roads, Public Parks, Properties used as places of religious worship or Church Halls, Properties used for the Training and/ or Welfare of Disabled People and offshore properties are exempt. From 1st April 2017 all exemptions on deer forests and Estate shoots will be removed for the first time since 1995.

+ Relief is subject to State Aid - The De Minimis Regulations allow an undertaking to receive up to €200,000 'de minimis' aid over a rolling three-year period.

Wales 2018-19



Wales Rate Year	All Properties
2017-18	0.499p
2018-19	0.514p
2019-20*	0.526p
2020-21*	0.539p

* Estimated Figures based upon predicted CPI

Uniform Business Rate

In Wales there is no separate UBR supplement for large properties.

Transitional Relief

All businesses in receipt of Small Business Rate Relief (SBRR) on 31st March 2017 who are facing increases in rateable value as a result of the revaluation will have transitional relief applied. This relief will apply even if the business no longer qualifies for any SBRR from 1st April 2017. The increases in liability will be phased in over three years, 25%, 50% & 75% respectively. An increase for the 2018-19 Year will be phased in at 50%.

Small Business Rates Relief

A new permanent scheme came into force on 1 April 2018. The Welsh Government provides Non-Domestic rates relief to eligible small businesses.

- eligible business premises with a RV of up to £6,000 will receive 100% relief; and
- those with a RV between £6,001 and £12,000 will receive relief on a tapered basis from 100% to zero

The following types of businesses will continue to get relief as follows:

Registered Childcare Premises

- eligible registered childcare premises with a RV of up to £6,000 receive 100% relief; and
- those with a RV between £6,001 and £20,500 receive relief on a tapered basis from 100% to zero

Post Offices

- Post offices with a RV up to £9,000 receive 100% relief
- Post offices with a RV between £9,001 and £12,000 receive 50% relief

Multiple Occupation Limit

- Where a ratepayer is liable for more than two properties on a single local Non-Domestic rating list ("local list"), and those properties meet only the RV conditions, the ratepayer will only receive relief for a maximum of two such properties.

Targeted High Street Rate Relief+

Since the 1st April 2017 two tiers of additional relief are available for high street retailers such as shops, pubs, restaurants and cafes. This relief has been carried forward to the 2018-19 year, however relief awarded has been reduced by 50%. Relief will be up to £250.00 (Tier 1) or up to £750.00 (Tier 2), to eligible high street retailers occupying

premises with a Rateable Value of £50,000 or less in the 2017-18 financial years, subject to State Aid limits.

Tier 1 properties are those meeting the high street criteria and in receipt of Small Business Rates Relief or Transitional relief on 1 April 2017.

Tier 2 properties are those meeting the high street criteria and not in receipt of Small Business Rates Relief or Transitional relief on 1 April 2017 and also seeing an increase in liability as a result of the 2017 revaluation.

It will be for individual local authorities to decide in each individual case when to grant relief, which will be available from 1 April 2018 until 31 March 2019.

Charitable Rate Relief+

If your property is occupied by a registered charity or community amateur sports club, and used for charitable purposes, you automatically qualify for 80% mandatory rates relief.

You may qualify for relief of up to 100% at the discretion of the local authority if your property is occupied by a non-profit making body.

Hardship Relief+

Councils can also grant hardship relief to businesses if they believe that it is in the interests of the local community to do so.

Empty Properties

Since 1st April 2011, the threshold at which empty properties become liable to pay rates dropped from £18,000 to £2,600. The remaining reliefs are the same as those set out on the table for England.

Enterprise Zones Business Rates Scheme+

The Enterprise Zones Business Rates Scheme was introduced as a means of providing small and medium sized enterprises (SMEs) in Enterprise Zones with support in paying their business rates bills.

The Scheme targets SMEs demonstrating business growth characteristics, that is, new starts or those increasing the size of their full time workforce. It forms part of the wider set of actions aimed at delivering growth and sustainable jobs in each Enterprise Zone. The scheme is only available within specific time frames.

Hydropower Projects+

Grants are available to help eligible hydropower projects with their business rates. Hydropower projects extract energy from water courses to generate electricity. Hydropower projects with a RV up to £50,000 can apply for support for 2017-18 (retrospectively) and for 2018-19.

+ Relief is subject to State Aid - The De Minimis Regulations allow an undertaking to receive up to €200,000 'de minimis' aid over a rolling three year period.

Business Improvement District (BID LEVY) – England, Scotland and Wales

- A BID levy is an additional charge placed against each relevant property within a defined geographical area
- The BID charge is designed to enhance the designated area that it covers, for the benefit of all businesses – this could include but not limited to; Additional Police, Improved Signage, Remedial Work to Improve the Area, Localised events
- Must be voted in by resolution and “yes” vote must account for 50% of the ratepayers and those ratepayers

must have 50% of the aggregate RV charge within the designated area

- BID is payable by the occupier of in the cases of empty properties the owner
- BID Levy is for a period of 5 Years, however an annual liability is charged.
- If liability starts during a BID levy period, charge will start from that date. However, ratepayer will have no right to vote until the next resolution
- Charge can be capped
- Charge is based upon the RV of the property – this is usually a %
- Charge for the entire period of the BID can be based upon the RV on a set date (e.g. Period 1st April 2015-31st March 2020 could be

based upon the RV on 1st April 2015 and any RV amendments would be ignored)

- Independent company administers the BID funds, however in most cases the collection and enforcement is conducted by the billing authority that the designated BID area falls within
- Payment is compulsory and failure to pay can result in recovery action being taken in the same manner as for the non-payment of Business Rates
- Exemptions and Discounts are discretionary and the offering of these are individual to each BID company

Inflation

Current & Forecast

All UBR and transitional arrangements are subject to adjustment by the rate of inflation. This is based on the Sept/Sept actual CPI. Below we have adopted the Government's Office of Budget Responsibility CPI Forecast.

Rate Year	Estimated CPI
2017-18	2.00% Actual
2018-19	3.00% Actual
2019-20	2.40% Actual
2020-21	1.80%
2021-22	2.00%

Your Global Property Partner

The four ingredients which set Knight Frank apart are our independence, our global network, and our commercial and residential platforms.

Through our US alliance with Newark Grubb Knight Frank we have grown to a group of over 13,000 property professionals, in more than 417 offices in 58 countries. Being a partnership allows us to put our clients first. We focus on giving them the best advice and putting long term relationships before short term wins. Trust and integrity are everything.

Working with private individuals, developers, investors, banks, corporate occupiers and public sector bodies, we provide a range of agency, investment and professional consultancy services which are supported by our dedicated market research teams.

The combination of our people, research and technology has helped us grow our enviable track record and that's why clients come back to us for their personal and professional property requirements.



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Business Rates are subject to regular legislative review. This guide is limited to the information currently available as of 1st September 2018. This edition was published in Q2/3 2018-19. In order to ensure ratepayers are kept up to date, we recommend visiting our website knightfrankrating.com for updates or contact our business rates team to receive email updates or request further information: E: ratepayment@knightfrank.co.uk, T: +44 20 3897 0024

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