



Business Rates Services

Our solutions, your savings

What are business rates?

Business rates are a tax on the right to occupy commercial property and typically equate to approximately 50% of annual rent. As such, they represent one of the largest overheads for businesses and substantially impact on the profitability of many organisations.

HOW ARE BUSINESS RATES CALCULATED?

Business rates are calculated by multiplying the 'rateable value' of a property by the uniform business rate (UBR). The 'rateable value' is the Valuation Office's estimate of a property's market rent at a set valuation date. We are currently in the 2023 rating list with rateable values being based on a valuation date of 1st April 2021.



[click here](#)

RATES CALCULATOR

See our unique online rates calculator to provide you with an estimate of your current and future rates payable.

OUR ROLE

Since business rates are based on the Valuation Office's estimate of the annual rental of a property, the calculation is open to challenge.

The Knight Frank Business Rates team consists of both chartered surveyors, rate payment and audit specialists, drawing on over 50 years of experience in managing the complexities of the rating system.

Our role is to actively seek to reduce your rate liabilities, ultimately placing your company in a better financial position.



Business rates typically equate to approximately 50% of annual rent

Our services

In simple terms, we use our experience and knowledge of the rating system to mitigate your rate liabilities.

How we can help



CHALLENGE AND APPEAL

Our rating experts can advise if there are grounds to challenge your rateable value and guide you through the complex appeal procedures. In order to initiate this process, ratepayers need to register on the Government Gateway website.



BUSINESS RATE AND COUNCIL TAX MANAGEMENT AND AUDIT

We provide a full management and treasury service for Business Rates and Council Tax including Build to Rent (BTR). Our service can be tailored to portfolios of any size with necessary advice provided to manage and mitigate any liability including any supporting financial data and reporting. Our audit service is able to look at all current and historic liabilities to ensure that the correct amount of tax has been charged and paid, this enables us to claim any over-payments going back to the early 1990s.



EMPTY RATES MITIGATION

In the event you are vacating a property or taking a phased occupation, we can help to ensure you benefit from the maximum amount of relief. In some instances, we can mitigate your liability by securing successive periods of relief.



DISTURBANCE REFUNDS

If your business is being affected by a nearby development, we can help you apply for rates relief and lodge appeals citing a material change in circumstance. The reduction will be applied for the period of the disturbance.





Testimonials

“

I have worked with Emma Foster of Knight Frank for Business Rates advice for many years and there is no doubt that Emma is an expert in this field. Emma's proactive, client-focused advice has enabled us to understand our business rates liabilities. Emma has successfully appealed ratable values and applied for reliefs on our behalf which has generated considerable savings. I have no hesitation in recommending Knight Frank's team.

”

LUDOVIC BLACKBURN,
Finance Director
C G Fry and Son Ltd

“

I have worked with Knight Frank for Business Rates advice for a number of years. They are clearly expert in this field but what sets them apart is their proactive, client-focused approach and practical solutions to problems. Their advice has been invaluable and I am happy to recommend Emma and the Knight Frank team.

”

RICHARD DOUGLAS,
Managing Director
Chadwick Holdings

“

We have used Knight Frank's rating service over the last 10 years and we have always been impressed at their professionalism and the level of savings they have secured. We have no hesitation in recommending them.

”

TONY GRIMES,
Head of Facilities
Investec

Track Record

1.



3.



2.



4.



1. Metro Bank

Sector: Offices

Location: National – 80 branches

Service: Appeals and reliefs

Result: 80 successful appeals and relief applications completed generating savings of £3.6 million.

3. Osborne Clarke

Sector: Offices

Location: 2 Temple Back East, Bristol

Service: Rating appeal service

Result: 15% reduction in rateable value negotiated generating savings of £780,000.

2. Aviva Investors

Sector: Offices and Retail

Location: UK office and retail portfolio 150+ assets

Service: Rating appeals, rate audit and general advice.

Result: Over the last 4 years, we have generated savings of £6.1 million through appeals and rate audits.

4. Callaghan Square, Cardiff

Sector: Offices

Location: National - 50 sites

Service: Rating appeal service

Result: We agreed a rateable value reduction based on the substantial refurbishment of the space being left in a CAT A state, securing a saving of £81,000.

Track Record



5.



7.



6.



8.

5. Chadwick Holdings Ltd

Sector: Serviced Offices

Location: The Exchange, Express Park, Bridgwater

Service: Full business rates service

Result: Minimising business rates liabilities and maximising efficiency of rates payment for suites occupied on all-inclusive licenses.

7. Partner Logistics

Sector: Plant and Machinery

Location: 2 Sites – Gloucester and Wisbech

Service: Rating appeal service

Result: Both appeals successful, removing plant from assessments. 14% reduction in RV. Overall savings of £1 million.

6. Smurfit Kappa

Sector: Industrial

Location: National - 50 sites

Service: Rating appeal service

Result: Successful appeals and relief applications completed, generating savings of £1.5 million.

8. Dalkia/EDF

Sector: Plant and Machinery

Location: Durham

Service: Rating appeal service

Result: New Biomass Power Plant negotiated RV at 30% less than comparable stations.

Track Record



9. Cyxtera Technology

Sector: Data Centres

Location: Slough

Service: Rating appeal service

Result: Landmark successful tribunal decision removing P&M and deleting second data centre. Savings of £2.2m



10. Vertu Motors Plc

Sector: Automotive - Car Showrooms

Location: Bolton

Service: Rating appeal service

Result: 2017 ratable value reduced from £1.13m to £800,000 and 2023 ratable value reduced from £1.19m to £955,000. Savings of £1.15m

Why Knight Frank?

Founded in 1896 and headquartered in London, UK, Knight Frank is one of the world's leading independent real estate consultancies. As your partners in property, we will always act with integrity and care when it comes to our clients unique needs; consistently thinking about the bigger picture to provide personalised, clear and considered advice across all areas of property. Through our deep understanding of key markets and sectors – both emerging and established – we are dedicated to meeting and exceeding your property goals.

Our market leading rating team offer an unrivalled level of knowledge, experience and success in their field. As a national service team we are well positioned to ensure our clients' needs are met without compromise, regardless of location. As a Knight Frank client you enjoy the benefit of a dedicated case handler, acting on your behalf and representing your interest at every stage of the process.



Our specialist national team

Our specialist team have a national reach and are happy to offer advice. Give us a call to discuss today.

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2026 revaluation, are you ready?

The next rating list will come into force on 1 April 2026 with a valuation date of 1 April 2024 for England & Wales and 1 April 2025 for Scotland. As one of the leading commercial agencies we have a detailed knowledge of the rental market and can advise on the expected change in your rates following the revaluation.

Knight Frank Consultancy

At Knight Frank, our suite of specialised consultancy services collectively delivers comprehensive and tailored solutions, ensuring continuity at every stage of a building's lifecycle. This collaboration is critical in maintaining the highest standards and maximising value for our clients.

This includes:

- Project and Building Consultancy
- Valuations and Advisory
- Property Asset Management
- Energy and Sustainability
- Restructuring and Recovery
- Residential Development and Investment
- Public Sector Advisory
- Commercial Planning

These services provide solutions-based technical advice, accurate valuations, proactive asset management, tailored energy strategies, rate liability reduction, strategic recovery solutions, and expert planning support, ensuring maximised asset value and alignment with client objectives across all sectors.

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