



**IN THE VALUATION TRIBUNAL FOR ENGLAND
IN THE MATTER OF A 2017 RATING LIST APPEAL**

Case No: CHG100174034

Sitting remotely using
Microsoft Teams

Date: 11 July 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

2017 Rating List Appeal: challenge against compiled list entry; garage and premises; accuracy of rateable value; appeal allowed in part

**Before:
MS LA OWUSU-AFRIYIE**

Between:

ARAB NATIONAL BANK

Appellant

- and -

**NICOLA JOHNSON
(VALUATION OFFICER)**

Respondent

**Regarding:
BST-5TH FLRS, 35 CURZON STREET, LONDON W1J 7TT
(the “subject property”)**

Mr W Martin from CBRE (on behalf of the appellant)

Mr N Green (on behalf of the respondent)

Hearing date: 27 June 2025

DECISION AND STATEMENT OF REASONS

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Decision

1. The appeal is allowed-in-part.
2. I ratify the agreed rateable value on the subject property of £380,000 with effect from 2 April 2019

Introduction

3. This appeal had been brought in respect of 35 Curzon Street, London W1J 7TT (the subject property), which was entered in the 2017 Rating List as 'offices and premises' at an RV of £400,000 effective from 2 April 2017.
4. The appellant's Challenge was submitted by the appellant's representative on 5 March 2020 and sought a reduction in the RV to £365,000 with effect from 2 April 2019. The appeal to this Tribunal was made on 2 November 2021, following the Valuation Officer's (VO) Decision Notice of 3 July 2021 in respect of the subject property.
5. In accordance with regulation 13A of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009, the appeal to this Tribunal has been made on the grounds that the valuation for the hereditament is not reasonable. The appeal was received by the Tribunal on 2 November 2021.
6. The subject property is of traditional construction and provides refurbished office space over 6 floors. The property is located on Curzon Street between the junction for Hereford Street and Derby Street. It has a total area of 594.81m² and has air conditioning and lifts.
7. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Relevant Law

8. In arriving at a decision, I am governed by rating legislation laid down by Parliament where Schedule 6 to the Local Government Finance Act 1988 as amended by the Rating (Valuation) Act 1999, provides that:

2(1) The rateable value of a non-domestic hereditament none of which consists of domestic property and none of which is exempt from local non-domestic rating shall be taken to be an amount equal to the rent at which it is estimated the hereditament might reasonably be expected to let from year to year on these three assumptions—

- (a) the first assumption is that the tenancy begins on the day by reference to which the determination is to be made;
- (b) the second assumption is that immediately before the tenancy begins the hereditament is in a state of reasonable repair, but excluding from this assumption any repairs which a reasonable landlord would consider uneconomic.
- (c) the third assumption is that the tenant undertakes to pay all usual tenant's rates and taxes and to bear the cost of the repairs and insurance and the other expenses (if any) necessary to maintain.

9. In respect of an appeal against an entry in the 2017 rating list, the rental levels are to be taken as those passing at the antecedent valuation date (AVD) of 1 April 2015, in accordance with the Rating Lists (Valuation Date) (England) Order 2014 (SI 2014 No. 2841).
10. The material day (the date by which physical factors have to be taken into account) was provided by the Non-Domestic Rating (Material Day for List Alterations) Regulations 1992 (SI 1992 No. 556) as amended. In respect of the subject appeal, the material date is 2 April 2019 being the date the subject property entered the 2017 rating list.

Discussion

11. The parties both confirmed their agreement to the rateable value of £380,000 with effect from the 2 April 2019 to me.

Determination

12. In view of the above agreement of both parties I ratify the agreement of an RV of £380,000 with effect from 2 April 2019 and the appeal is allowed in part.

Right of further appeal

13. Any party who is aggrieved at the Tribunal's decision, and who appeared or was represented at the hearing, has a statutory right of further appeal to the Upper Tribunal (Lands Chamber) pursuant to Regulation 42 of the Tribunal Procedure Regulations. A party does not require permission to appeal from the Tribunal. Any appeal must be made directly to the Upper Tribunal (Lands Chamber) within **four weeks** of the date this decision and statement of reasons is issued.
14. Further information regarding this statutory right of further appeal, and the parties' other rights, is contained in the guidance booklet "*A guide to tribunal decisions*" available on the Tribunal's website at www.valuationtribunal.gov.uk/guidance-booklets/.

Ms LA Owusu-Afriyie, Senior Member (Presiding)

11 July 2025

Miss F Willson
Clerk to the Tribunal

Date issued to the parties: 11 July 2025