



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

Case Nos: CHG100681415
and CHG100681399

Sitting remotely using
Microsoft Teams on
5 June 2026

Date: 1 July 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — office and premises — appeals allowed in part

Before:

**DR T GLEDHILL
MRS H GHUMAN**

Between:

SHEPHEARD EPSTEIN AND HUNTER LTD

Appellant

- and -

**NICOLA JOHNSON
(VALUATION OFFICER)**

Respondent

Regarding:

**NUMBERS 65 AND 69 KING'S CROSS ROAD, LONDON WC1X 9LN
(the "subject property")**

Mr Andrew Bacon for JMA Chartered Surveyors for the Appellant

DECISION AND STATEMENT OF REASONS

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DECISION

1. The appeals are allowed-in-part.
2. The Tribunal ratified the parties' agreements. The entries are reduced to Rateable Value (RV) £199,000 from 1 April 2017 for 65 King's Cross Road, London WC1X 9LN and £77,000 From 1 April 2017 for 69 King's Cross Road, London WC1X 9LN.

STATEMENT OF REASONS

Introduction

3. These appeals have been brought in respect of the following: Numbers 65 and 69 King's Cross Road, London WC1X 9LN which were entered in the 2017 rating list as 'offices and premises' £262.5000 RV and £98,000 RV respectively, effective from 1 April 2017.
4. The proposals had been served on the Valuation Office (VO) on 6 April 2021 seeking £181,000 RV for 65 King's Cross Road and £77,000 RV effective from 1 April 2017 for 69 King's Cross Road.
5. Mr Bean on behalf of the Valuation Office had requested that the ratification be heard in his absence.
6. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Background

7. The issue for determination was the rateable value of the appeal properties.

Discussion

8. Prior to the commencement of the hearing, both parties discussed the appeals further. They reached verbal agreements of £199,000 from 1 April 2017 for 65 King's Cross Road, London WC1X 9LN and £77,000 from 1 April 2017 for 69 King's Cross Road, London WC1X 9LN

Order

9. Under the provisions of regulation 38(4) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Tribunal for England orders the Valuation Officer to reduce the entry in the rating list to:

Rateable Value £199,000 for 65 King's Cross Road, London WC1X 9LN effective from 1 April 2017; and

Rateable Value £77,000 for 69 King's Cross Road, London WC1X 9LN effective from 1 April 2017

Under regulation 38(9), the Valuation Officer must comply with this order within two weeks of the date of its making.

Refund of appeal fees

10. As the grounds of the appeal have been made out, a refund of the paid fee will now be arranged (Regulation 13E of the NDR Alteration of Lists & Appeals Regs) provided there is no review of the Tribunal's decision.

Right of further appeal

11. 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) using Form T385 (Notice of appeal) within **four weeks** of the date this decision and statement of reasons was issued.
12. 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/.

Dr T Gledhill, Presiding Senior Member
Mrs H Ghuman, Senior Member
1 July 2026

Mr Richard Gath IRRV (Hons)
Clerk to the Tribunal

Date issued to the parties: 1 July 2026