



VALUATION TRIBUNAL FOR ENGLAND

*2017 rating list appeals; Local Government Finance Act 1988; rateable values agreed;
Appeal allowed in part.*

APPEAL NUMBER: Various (see appended schedule)

RE: Various properties at 5 Cheapside, London EC2 5XX

BETWEEN: Argyll Management Limited Appellant
and
The Valuation Officer Respondent

SITTING: 14 March 2025 (remotely using Microsoft Teams)

BEFORE: Ms R Sharma (Presiding Senior Member)
Mr A Hussain (Senior Member)

CLERK: Mr A Johnson

APPEARANCES: None

DECISION AND STATEMENT OF REASONS

Decision

1. The appeals are allowed in part.
2. The rateable value of the seventy two appeal properties shown in the 2017 rating list are reduced as set out in the appended schedule.

Introduction

3. The appeals had been brought in accordance with regulation 13A of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009 in respect of the 2017 rating list entries for seventy two properties that are located within 5 Cheapside, London EC2 5XX.

4. Mr Max Hill of Avison Young represented the Appellant and Mr Nicholas Green represented the Valuation Officer.

Discussion

5. Prior to the remote hearing, Mr Hill and Mr Green contacted the Tribunal to advise that they had agreed revised rateable values in respect of seventy two properties located within 5 Cheapside, London EC2 5XX. An agreed schedule was provided to confirm each of the agreed rateable values and they asked the panel to ratify the agreed rateable values (which is appended to this decision).
6. As the parties to the appeals had agreed revised rateable values of the seventy two properties the panel was content to ratify the agreements. Therefore, the panel confirmed the rateable values.

Disposal

7. In accordance with regulations 38(4) and 38(9) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Tribunal for England orders the Valuation Officer to alter the valuation list within two weeks of the date of this order to show the entries of the seventy two properties in the 2017 rating list as set out in the appended schedule.

Refund of appeal fees

8. The appellant is entitled to a refund of the appeal fees in accordance with regulation 13E of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009. This will be refunded as soon as possible.

Date issued to parties: 25 March 2025

Right of further appeal

Any party who is aggrieved by the Tribunal's decision, and who appeared or was represented at the hearing, has the right of appeal to the Upper Tribunal (Lands Chamber). Any such appeal should be made within four weeks of the date of this decision notice.

Schedule of properties

Appeal No.	Address	R.V.	Effective Date
CHG101141938	4TH FLR, 5 Cheapside, EC2 5XX	£262,500	01-Apr-17
CHG101140943	Level 1 Comms Room, 5 Cheapside, EC2 5XX	£3,800	01-Apr-17
CHG101141549	LEVEL 1 SUITE 100 5, CHEAPSIDE, LONDON, EC2 5XX	£10,500	30-Sep-20
CHG101140981	LEVEL 1 SUITE 103, 5, CHEAPSIDE, EC2 5XX	£13,000	02-Apr-17
CHG101140974	Level 1 Suite 104, 5 Cheapside, EC2 5XX	£11,000	01-Apr-17
CHG101140954	LEVEL 1 SUITE 105, 5 CHEAPSIDE, EC2 5XX	£16,500	01-Apr-17
CHG101140958	Level 1 Suite 107, 5 Cheapside, EC2 5XX	£16,000	01-Apr-17
CHG101140947	Level 1 Suite 108, 5 Cheapside, EC2 5XX	£34,000	01-Apr-17
CHG101140913	Level 1 Suite 111, 5 Cheapside, EC2 5XX	£16,500	01-Apr-17
CHG101140935	Level 1 Suite 112, 5 Cheapside, EC2 5XX	£11,000	01-Apr-17
CHG101140925	LEVEL 1 SUITE 113, 5 Cheapside, EC2 5XX	£13,000	01-Apr-17
CHG101141555	LEVEL 1 SUITES 101 & 102, 5, CHEAPSIDE, EC2 5XX	£25,750	30-Sep-20
CHG101140931	LEVEL 1 TEAPOINT, 5 CHEAPSIDE, EC2 5XX	£11,250	01-Apr-17
CHG101140965	Level 1, Suite 106, 5 Cheapside, 5 Cheapside, EC2 5XX	£11,000	01-Apr-17
CHG101140928	Level 1, Suite 109, 5 Cheapside, 5 Cheapside, EC2 5XX	£12,750	01-Apr-17
CHG101140941	Level 1, Suite 110, 5 Cheapside, 5 Cheapside, EC2 5XX	£11,000	01-Apr-17
CHG101140909	Level 2 Interview Room 1, 5 Cheapside, EC2 5XX	£3,300	01-Apr-17
CHG101140897	Level 2 Interview Room 2, 5 Cheapside, EC2 5XX	£3,300	01-Apr-17
CHG101140920	Level 2 Suite 203, 5 Cheapside, EC2 5XX	£15,250	01-Apr-17
CHG101140880	Level 2 Suite 204, 5 Cheapside, EC2 5XX	£13,000	01-Apr-17
CHG101141956	Level 2 Suite 205, 5 Cheapside, EC2 5XX	£16,750	01-Apr-17
CHG101140876	Level 2 Suite 206, 5 Cheapside, EC2 5XX	£13,500	01-Apr-17
CHG101141935	LEVEL 2 SUITE 207, 5 Cheapside, EC2 5XX	£34,500	01-Apr-17
CHG101141942	Level 2 Suite 208, 5 Cheapside, EC2 5XX	£27,000	01-Apr-17
CHG101141982	Level 2 Suite 209, 5 Cheapside, EC2 5XX	£13,500	01-Apr-17
CHG101141952	Level 2 Suite 210, 5 Cheapside, EC2 5XX	£16,750	01-Apr-17
CHG101141972	LEVEL 2 SUITE 211 5, CHEAPSIDE, EC2 5XX	£13,500	01-Apr-17
CHG101141962	LEVEL 2 SUITE 212 5, CHEAPSIDE, EC2 5XX	£15,000	01-Apr-17
CHG101141931	LEVEL 2 SUITES 200 TO 202, 5 Cheapside, EC2 5XX	£27,500	01-Apr-17
CHG101140885	Level 2 Teapoint, 5 Cheapside, EC2V 6AA	£12,750	01-Apr-17
CHG101141547	Level 3 Suite 302, 5 Cheapside, EC2 5XX	£10,000	02-Jan-20
CHG101141552	Level 3 Suite 303 5, 5 Cheapside, EC2 5XX	£16,000	02-Jan-20
CHG101141946	LEVEL 3 SUITE 305, 5 CHEAPSIDE, EC2 5XX	£16,750	01-Apr-17
CHG101141926	LEVEL 3 SUITE 306, 5 CHEAPSIDE, EC2 5XX	£13,500	01-Apr-17
CHG101141923	LEVEL 3 SUITE 307, 5, CHEAPSIDE, EC2 5XX	£13,000	01-Apr-17
CHG101141920	Level 3 Suite 308, 5 Cheapside, EC2 5XX	£9,200	01-Apr-17
CHG101141918	Level 3 Suite 309, 5 Cheapside, EC2 5XX	£9,600	01-Apr-17
CHG101141915	Level 3 Suite 310, 5 Cheapside, EC2 5XX	£9,200	01-Apr-17
CHG101141910	Level 3 Suite 311, 5 Cheapside, EC2 5XX	£13,000	01-Apr-17

CHG101141907	Level 3 Suite 312, 5 Cheapside, EC2 5XX	£13,500	01-Apr-17
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CHG101141902	Level 3 Suite 315, 5 Cheapside, EC2 5XX	£9,900	01-Apr-17
CHG101140889	Level 3, Suite 301, 5 Cheapside, 5 Cheapside, EC2 5XX	£10,250	01-Apr-17
CHG101141968	Level 3, Suite 304, 5 Cheapside, 5 Cheapside, EC2 5XX	£13,000	01-Apr-17
CHG101141898	Level 5 Boardroom, 5 Cheapside, EC2 5XX	£25,250	01-Apr-17
CHG101141895	Level 5 Club Lounge, 5 Cheapside, EC2 5XX	£48,750	01-Apr-17
CHG101141888	Level 5 Meeting 3, 5 Cheapside, EC2 5XX	£11,250	01-Apr-17
CHG101141882	Level 5 Meeting Room 1, 5 Cheapside, EC2 5XX	£13,000	01-Apr-17
CHG101141879	Level 5 Meeting Room 2, 5 Cheapside, EC2 5XX	£11,250	01-Apr-17
CHG101141875	Level 5 Prep Room, 5 Cheapside, EC2 5XX	£4,500	01-Apr-17
CHG101141871	Level 5 Suite 501, 5 Cheapside, EC2 5XX	£16,750	01-Apr-17
CHG101141866	LEVEL 5 SUITE 502, 5 Cheapside, EC2 5XX	£13,000	01-Apr-17
CHG101141862	LEVEL 5 SUITE 503, 5 Cheapside, EC2 5XX	£13,000	01-Apr-17
CHG101141857	LEVEL 5 SUITE 507, 5 Cheapside, EC2 5XX	£13,000	01-Apr-17
CHG101141851	Level 5 Suite 508, 5 Cheapside, EC2 5XX	£16,500	01-Apr-17
CHG101141843	Level 5 Suites 504-506, 5 Cheapside, EC2 5XX	£25,500	01-Apr-17
CHG101141838	Level 6 Suite 600, 5 Cheapside, EC2 5XX	£97,500	01-Apr-17
CHG101141825	Level 6 Suite 601, 5 Cheapside, EC2 5XX	£10,250	01-Apr-17
CHG101141815	Level 6 Suite 602, 5 Cheapside, EC2 5XX	£9,900	01-Apr-17
CHG101141808	Level 6 Suite 603, 5 Cheapside, EC2 5XX	£15,250	01-Apr-17
CHG101141801	Level 6 Suite 604, 5 Cheapside, EC2 5XX	£13,000	01-Apr-17
CHG101141792	Level 6 Suite 605, 5 Cheapside, EC2 5XX	£16,750	01-Apr-17
CHG101141789	Level 6 Suite 606, 5 Cheapside, EC2 5XX	£13,500	01-Apr-17
CHG101141783	Level 6 Suite 607, 5 Cheapside, EC2 5XX	£37,000	01-Apr-17
CHG101141778	Level 6 Suite 608, 5 Cheapside, EC2 5XX	£24,750	01-Apr-17
CHG101141773	Level 6 Suite 609, 5 Cheapside, EC2 5XX	£13,500	01-Apr-17
CHG101141769	Level 6 Suite 610, 5 Cheapside, EC2 5XX	£16,750	01-Apr-17
CHG101141766	Level 6 Suite 611, 5 Cheapside, EC2 5XX	£13,500	01-Apr-17
CHG101141763	Level 6 Suite 612, 5 Cheapside, EC2 5XX	£15,000	01-Apr-17
CHG101141760	Level 6 Suite 613, 5 Cheapside, EC2 5XX	£9,900	01-Apr-17
CHG101141755	Level 7 Suites 701-708, 5 Cheapside, EC2 5XX	£110,000	01-Apr-17
CHG101141564	Suite 300 3rd Flr, 5 Cheapside, EC2 5XX	£10,000	24-Jun-21
CHG101141573	Suite 313-314 3rd Flr, 5 Cheapside, EC2 5XX	£47,000	24-Jun-21

Ends