

TRIBIWNLYS PRISIO CYMRU - VALUATION TRIBUNAL FOR WALES

Appellant: Colliers International agent for The Co-Operative (Occupier)

Appeal property: Shop & Premises, 329 Cowbridge Road East, Cardiff CF5 1JD

Appeal number: 681530433089/541NV17/9

The Matter Appealed against: 2017 Non-Domestic Rating List Appeal

Date of Hearing: 6 September 2022

Appearances: Mr C Preston for the Valuation Officer

Date of Decision: 6 September 2022

Members of the Tribunal: Mr H Pattrick (chairperson), Mr R Henley & Mr J C Alexander

Tribunal Clerk: Mrs S J Gwilliam

Introduction:

The Appellant did not appear and was not represented at the Hearing.

The representative for the Valuation Officer (VO), Mr C Preston briefly outlined the appeal and explained that whilst discussions had taken place with the agent during the programming period, and during previous listings of the appeal, conversely, there had been no contact from the agent in relation to today's hearing of the appeal.

Following an inspection of the subject hereditament by the VO on the 7 October 2021, it was established that the Gross Internal Area (GIA) was larger than recorded. As such, the VO sought confirmation of an increased RV £165,000, to accord for larger revised GIA, effective from the date of the Tribunal's decision.

Decision of the Tribunal:

In view of the information supplied by the VO, and in the absence of any competing evidence, the Tribunal Ordered the VO to amend the entry in the 2017 Rating List in accordance with Regulation 34(4) of The Non Domestic Rating (Alteration of Lists and Appeals) (Wales) Regulations 2005 as follows:

Shop & Premises, 329 Cowbridge Road East, Cardiff CF5 1JD be increased to £165,000 with effect from the 6 September 2022, the date of the Tribunal's decision.