

Appeal Number:	6815M101207845/285NV23/1
Appellant:	The Beattie Partnership Ltd on behalf of T J Morris Ltd
Appeal Property:	51, 53, 55, 57 Albany Road, Cardiff CF24 3LL
Matter Appealed Against:	2023 Non-Domestic Rating List
Hearing Date:	11 th June 2026
Appearances:	Mr I Pierce (representing Valuation Office)
Decision and its date:	Appeal allowed – 12 th June 2026
Tribunal Members:	Miss C Cobert (Chairperson) Mr S Hancock Mr P Russell
Tribunal Clerk(s):	Mr C Richards

Introduction - Issues in Dispute

1. This appeal was submitted following a decision made by the Valuation Office dated 14th October 2025, in response to a challenge raised against the entry of the appeal property in the 2023 Non-Domestic Rating List. The appellant sought a reduction in the Rateable Value (RV) to £75,000 from £92,500, effective 1st April 2023. The grounds of appeal as contained in the proposal are replicated as follows: *"Interested party disputes accuracy of RV shown in the rating list"*.

Legislation and Case Law

The Non-Domestic Rating (Alteration of Lists and Appeals) (Wales) Regulations 2023

Evidence and Submissions

2. Mr Pierce explained that he had reached an agreement with the appellant's agent, The Beattie Partnership Ltd, for a reduction in the RV to £80,000 with effect from 1st April 2023. A copy of the emails confirming agreement by both parties was provided to the Tribunal.
3. The parties sought an Order from the Tribunal under Regulation 52 of the Non-Domestic Rating (Alteration of Lists and Appeals) (Wales) Regulations 2023 to confirm the reduction.

Decision and Reason

4. The Tribunal understood that the parties had reached agreement as to the appropriate rateable value. In the absence of any competing evidence before it, the Tribunal is satisfied that the agreed Rateable Value of £80,000 represents the correct rateable value and therefore confirmed the revised amount.
5. Accordingly, pursuant to Regulation 52 of the Non-Domestic Rating (Alterations of Lists and Appeals) (Wales) Regulations 2023, the Tribunal orders that the entry in the 2023 Non-Domestic Rating List for 51, 53, 55, 57 Albany Road, Cardiff CF24 3LL be altered so as to show a rateable value of £80,000 with effect from 1st April 2023.
6. In view of the foregoing, the appeal is allowed.