

DG RATING

Daniel Green
Expert Business Rates Advice

DO I NEED TO PAY BUSINESS RATES WHEN MY PROPERTY IS EMPTY?

Undertsanding business rates & how
they affect your business

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DG RATING LTD

DANIEL GREEN



Business Rates Expert

I provide creative business rates solutions for clients across all property types throughout the UK. With extensive knowledge and experience from my time spent at the Valuation Office Agency, CBRE, and Flude Property Consultants, I can help you navigate the complex world of business rates and ensure you are paying the correct amount.

DO I NEED TO PAY BUSINESS RATES WHEN MY PROPERTY IS EMPTY?

Navigating the intricacies of business rates in the United Kingdom can be a complex task for property owners. One common question that arises is whether business rates are applicable when a property is vacant. In this article, we will explore the regulations surrounding empty properties and business rates in the UK.

Business rates, also known as non-domestic rates, are taxes levied on most non-residential properties. These rates contribute to local government funding and are a vital source of revenue for essential services. The amount payable is determined by the rateable value of the property, which is assessed by the Valuation Office Agency (VOA).



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Empty Property Relief:

The UK government acknowledges that vacant properties can pose challenges for property owners, and as such, they have established Empty Property Relief to provide some relief from business rates. However, the specific rules and eligibility criteria vary across the different regions of the UK, as local authorities have some discretion in their implementation.

1. England:

In England, empty properties may qualify for a three-month exemption from business rates. After this initial period, certain properties may continue to receive a 100% discount for a further three months, depending on their classification. For example, industrial properties may be eligible for a longer period of exemption.

It's crucial to note that there have been changes to the regulations, and property owners are advised to check with their local authority or the government's official website for the most up-to-date information.

2. Scotland:

In Scotland, business rates for empty properties are determined by local authorities. Some councils may provide exemptions or discounts for a limited period, while others may not. It is essential to check with the relevant local council to understand the specific rules that apply to your property.

3. Wales:

In Wales, similar to England, vacant properties may qualify for a three-month exemption from business rates. However, different rules apply based on the classification of the property, and owners should consult with their local authority for accurate and up-to-date information.



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4. Northern Ireland:

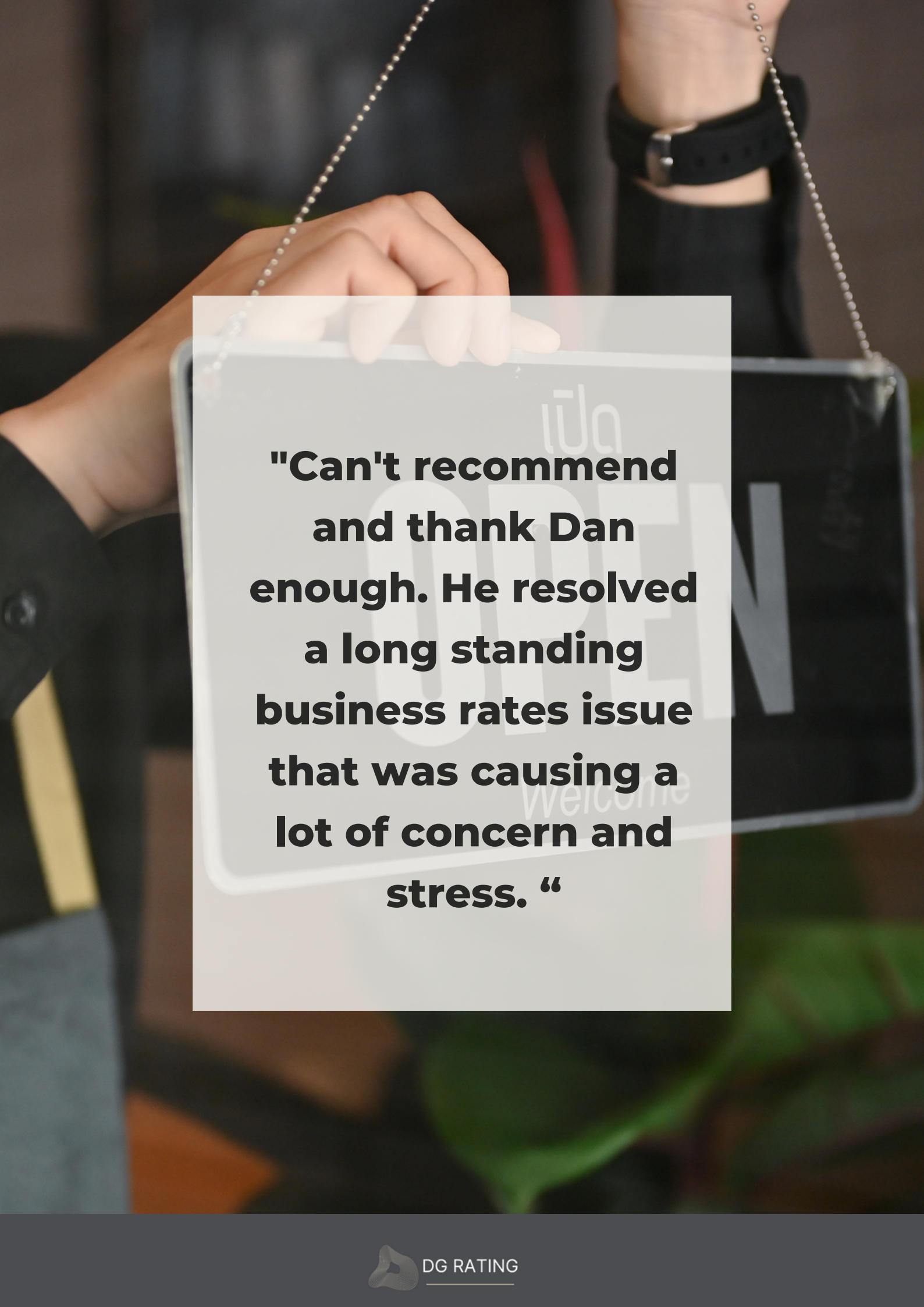
Northern Ireland also has its own set of rules regarding business rates for empty properties. Property owners should contact their local council to understand the specific regulations applicable to their region.

Conclusion:

Understanding the regulations surrounding business rates for empty properties in the UK is crucial for property owners to avoid unnecessary financial burdens. While there are provisions in place to provide relief, these vary across regions and are subject to change.

To ensure compliance and take advantage of any available exemptions, property owners should stay informed about the latest guidelines from their local authority or government. Seeking professional advice can also be beneficial in navigating the complexities of business rates and ensuring that you are not paying more than necessary for your vacant property.



A person is holding a white sign with a black border. The sign contains a testimonial quote in bold black text. The background is a blurred image of a person wearing a black top and a black watch, holding a black bag with a silver chain strap. The sign is held in front of the person's chest.

**"Can't recommend
and thank Dan
enough. He resolved
a long standing
business rates issue
that was causing a
lot of concern and
stress. "**

