



Revaluation 2026

Commercial Properties Committee

Practice Note 9 Valuation of Food Courts in Shopping Malls

1.0 Introduction

- 1.1 This Practice Note applies to the Valuation of Food Courts in shopping malls.
 - 1.1.1 These typically are units which sell a variety of food and drink which the purchaser will then consume in a communal seating area which will be associated with the surrounding kiosks. Collectively this is often called a food court. Where such an area of communal seating exists, this should not be separately entered in the Valuation Roll.
 - 1.1.2 Where there is provision for dedicated seating in the mall area to the front of the food court kiosk, consideration should be given to whether this should be reflected in any additional value to the kiosk.
 - 1.1.3 Stand-alone food outlets in shopping malls which may be more akin to other non-food stances should be valued in line with SAA Valuation of Stances Practice Note.
 - 1.1.4 Where the food court is let to one operator and the occupier occupies the whole food court it should be entered as a single entry. However, the operator will usually occupy and operate some of the kiosks and sub-let the remainder on a lease or licence basis to other operators. In these circumstances, care should be taken in determining the unit of valuation, ensuring separate entries are made in the valuation roll where appropriate.

2.0 Basis of Valuation

- 2.1 All subjects in this group should be valued using the Comparative Principle. Rents should be analysed in terms of SAA Adjustment of Rents Practice Note.
- 2.2 Subjects should normally be valued looking to the general level of rents passing within the food court and shopping centre.

- 2.3 In the absence of local evidence, it may be appropriate to look out with the valuation area for comparable rental evidence.

3.0 Survey and Measurement

Total Gross Internal Area (GIA) (including storage space should be ascertained. Area should exclude seating area within the communal mall.

4.0 Valuation

The derived rate per square metre for the kiosks within the food court should be applied to the calculated GIA of each unit to determine Net Annual Value.