

Revaluation 2026

Miscellaneous Properties Committee

Practice Note 2 Valuation of Indoor Bowling Stadia

1.0 Introduction

This Practice Note applies to the valuation of Indoor Bowling Stadia.

2.0 Basis of Valuation

It is recommended that Indoor Bowling Stadia are valued using the Comparative Principle by application of the rates contained in section 5.0 below which have been derived from rental evidence.

3.0 Measurement

Indoor Bowling Stadia should be measured on a Gross External Area basis (GEA).

4.0 Classification

A typical Indoor Bowling Stadium will comprise a single storey building of cavity brick or steel frame with profile metal sheeting cladding with a flat or pitched roof. The property will be served with both heating and lighting.

Internally, apart from the bowling hall, there will normally be changing accommodation, toilets, meeting rooms, bar and catering facilities.

5.0 Valuation

5.1 It is recommended that a rate of £20.00 per square metre be applied to the gross external area of the bowling hall.

5.2 It is recommended that a rate of £40.00 per square metre be applied to the gross external area of ancillary area including offices, changing rooms, toilets, bars, catering areas etc.

- 5.3 Car Parking has been excluded from the rental analysis. If appropriate an addition should be made in accordance with local evidence to a **maximum of 10%** of the value of the subject.

6.0 End Allowance

In applying age and obsolescence allowances reference should be made to guidance in SAA Contractor's Basis Valuations Practice Note and SAA Valuation of Contractor's Basis Subjects, Areas Adjustment and External Works' Costs Practice Note. Table A at Appendix 1 of the Contractor's Basis Subjects PN should be used for buildings.

7.0 Plant and Machinery

The recommended rates in paragraph 5.1 and 5.2 include all rateable plant and machinery.