

This Guidance Note should be applied having regard to the SAA Valuation of Shops Practice Note.

Rents have been analysed in accordance with SAA Adjustment of Rents Practice Note.

## 1. VALUATION CONSIDERATIONS

### a. Quantum

The quantum scheme applies for all subjects – no interpolation required.

| Net Internal Area (m2) | Adjustment | Net Internal Area (m2) | Adjustment |
|------------------------|------------|------------------------|------------|
| less than 155          | 0.0%       | 260                    | -17.5%     |
| 155                    | -2.5%      | 295                    | -20.0%     |
| 175                    | -5.0%      | 325                    | -22.5%     |
| 195                    | -7.5%      | 360                    | -25.0%     |
| 210                    | -10.0%     | 390                    | -27.5%     |
| 225                    | -12.5%     | 420 and above          | -30.0%     |
| 245                    | -15.0%     |                        |            |

### b. Additions/Deductions to Value

Table 1a – Additions to Value

|                          |      |
|--------------------------|------|
| Passenger lift           | +10% |
| Small “goods style” lift | +5%  |

Table 1b – Deductions to Value

|  |            |
|--|------------|
| Shared toilet with another subject (e.g. house): | -10%       |
| No Toilet:                                       | -10%       |
| Access from street level (more than 3 steps):    | -5%        |
| Access through vennel:                           | up to -50% |
| Set back   | up to -25% |
| Layout (not reflected in zoning):                | up to -10% |
| Frontage (structural)                            | up to -10% |
| Inferior Construction                            | up to -25% |
| Shape (not reflected in zoning)                  | up to -10% |
| Other (add comment in notes)                     | up to -25% |

**Note: Surveyors must ensure a consistent approach when applying both Deductions and Additions to value. If deductions exceed 70% consideration should be given to an alternative valuation method**

## 2. ADDITIONAL ITEMS

| Air Conditioning/Handling              |        |
|--|--------|
| To apply to serviced Net Internal Area | £10/m2 |

- Outbuilding: Workshop valuation or a reduction factor
- Loading Bay: Reduction factor in zoning
- Car Wash: SAA Valuation of Car Washes Practice Note
- Yard: Refer to Local Guidance Note - Workshops
- Car Parking: Refer to Local Guidance Note – Car Parks
- Plant & Machinery Refer to the Rating Cost Guide Scotland

*Guidance Note approved – October 2025*