



This Guidance Note should be applied having regard to the SAA Commercial Properties Committee Practice Note 1 - Valuation of Shops.

Rents have been analysed in accordance with SAA Basic Principles PN1 – Adjustment of Rents

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	£9/m2
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- Outbuilding: Workshop valuation or a reduction factor
- Loading Bay: Reduction factor in zoning
- Car Wash: SAA IPC PN 11 Car Washes
- 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 2022