

Revaluation 2010
Commercial Properties Committee

Practice Note 43
Valuation of Casinos

1.0 Introduction

- 1.1 This Practice Note deals with the valuation of Casinos.
- 1.2 Under the Gambling Act 2005, casino operators need an operating licence from the Gambling Commission as well as personal licences for senior staff.
- 1.3 Casinos offer a variety of approved games, such as American roulette and black-jack, as well as games of equal chance, such as poker, in addition to gaming machines.

2.0 Basis of Valuation

- 2.1 The subjects in this Practice Note should be valued on the Comparative Principle.
- 2.2 An analysis of Scottish casino rents, in terms of SAA Basic Principles Committee Practice Note 1 (Adjustment of Rents), has been carried out and provides the basis for the valuation of the subjects referred to in this Practice Note.

3 Subject Type

- 3.1 There is a mix of property types; traditionally casinos have been formed from conversions of existing buildings, however the trend now is for purpose built properties on stand alone sites or forming part of a retail park location of mixed commercial and leisure use.

4 Measurement

- 4.1 The subjects should be measured on a Gross Internal basis (GIA) in accordance with the RICS code of measuring practice, with all main and ancillary areas taken at 100%.

5 Valuation

- 5.1 The rates are to be derived from the available rental evidence and applied to the GIA.