

Revaluation 2010

Miscellaneous Properties Committee

Practice Note 4

Valuation of Ten-Pin Bowling Alleys

1.0 Introduction

- 1.1 This Practice Note refers to the valuation of Ten-Pin Bowling Alleys. An increase in popularity of this leisure pursuit was experienced in Scotland during the early part of the nineties. Development during this period saw a great variety in the types of building used for bowling alleys, ranging from purpose built subjects to converted warehouses.
- 1.2 Geographical locations vary as well with the best locations being found at successful leisure parks.

2.0 Basis of Valuation

- 2.1 Ten- Pin Bowling Alleys should be valued by application of the Comparative Principle of valuation. The Net Annual Value of the lands and heritages will be arrived at by applying a rate per square metre to the gross external area of the subject. The rate per square metre has been derived from a study of the available rental and fitting out cost information.

3.0 General

- 3.1 The typical modern Ten-Pin Bowling Alley will normally comprise the actual bowling lanes with bowler seating, spectator area (although spectator seating is not normal), control desk, shoe hire, bar and fast-food areas, and possibly an amusement or video-game area. There will also be toilets, locker area, offices, kitchens and service and storage areas. Larger establishments may also have additional attractions. See paragraph 9.
- 3.2 The physical dimensions of the building, if purpose built, are largely determined by the space required by the bowling lanes with the ideal building being 45m deep and having an area of around 95 -100m² per lane. An area of around 85m² per lane is considered an absolute minimum requirement. The building width is determined by the number of lanes or vice-versa. In practice, even in converted buildings, areas almost invariably fall within a range of 90 -105m² per lane.
- 3.3 The building will have adequate car parking facilities. These spaces can either be exclusive or communal.
- 3.4 Purpose built properties will be a single-storey industrial type building of brick, block, or insulated sheeted construction with an insulated sheeted roof

and reinforced concrete floor. The building will have an attractively designed front and/or entrance. Converted buildings are varied and include former cinemas, hotels, shopping arcades and industrial units.

- 3.5 Internally, the walls and ceiling to the bowling area will be finished with an acoustic material for noise reduction. Other wall surfaces may be plastered. Other ceiling finishes will be plasterboard or acoustic tiled. Floors to all public areas (other than the actual lanes) will be carpeted or equivalent and internal finishes will generally be to a high standard. The entire building will have a high standard of lighting, with the lighting to the bowling lanes being critical. Concealed lighting will be provided over the bowling lanes. Air conditioning is normally only provided to the bowling and services areas. Humidity control is very important and the lack of humidity control can have a serious adverse effect on the condition and life of the lanes, pins, and electronic scoring equipment.

4.0 Measurement

- 4.1 Ten pin bowling alleys should be measured on a gross external basis.

5.0 Situation

- 5.1 The bowling alley will be situated in one of five locations. These locations are:
- 5.1.1 **Leisure Park A:** These are the best locations and are purpose built developments where leisure activities such as cinema, ten-pin bowling, bingo and restaurants/pubs locate together to increase their visibility to customers who might be visiting the leisure park. This class will be located either within or in close proximity to the conurbations of the cities of Glasgow, Edinburgh or Aberdeen.
- 5.1.2 **Leisure Park B:** This class relates to subjects located in purpose built leisure parks at all other locations other than the above.
- 5.1.3 **Retail Park:** These are retail warehouse parks where Ten-Pin Bowling Alleys locate individually as a leisure activity to become more visible to prospective customers.
- 5.1.4 **Built Up/Town:** This location is characterised by being close to and easily accessible to a well populated area. Generally it is in these locations that you will find the majority of converted properties.
- 5.15 **Peripheral/Poor:** This location can also be described as “others”. They do not fall into the other four categories. These locations include converted industrial buildings in industrial estates that may also have problems of visibility /accessibility.

6.0 Table of Basic Rates

6.1	SITUATION	BASIC RATE
	Leisure Park A	£110
	Leisure Park B	£100
	Retail Park	£80
	Built Up/Town	£65
	Peripheral/Poor	Up to £50

7.0 Adjustments to Basic Rate

7.1 Age and Obsolescence.

7.1.1 An older property will likely incur greater and more regular repair costs than a modern one. In such cases, where it is deemed appropriate, an allowance may be granted using the following table

7.1.2	Year	Allowance	Year	Allowance	Year	Allowance
	2010	0.00%	1990	15.00%	1970	35.00%
	2009	0.50%	1989	16.00%	1969	36.00%
	2008	1.00%	1988	17.00%	1968	37.00%
	2007	1.50%	1987	18.00%	1967	38.00%
	2006	2.00%	1986	19.00%	1966	39.00%
	2005	2.50%	1985	20.00%	1965	40.00%
	2004	3.00%	1984	21.00%	1964	41.00%
	2003	3.50%	1983	22.00%	1963	42.00%
	2002	4.00%	1982	23.00%	1962	43.00%
	2001	4.50%	1981	24.00%	1961	44.00%
	2000	5.00%	1980	25.00%	1960	45.00%
	1999	6.00%	1979	26.00%	1959	46.00%
	1998	7.00%	1978	27.00%	1958	47.00%
	1997	8.00%	1977	28.00%	1957	48.00%
	1996	9.00%	1976	29.00%	1956	49.00%
	1995	10.00%	1975	30.00%	1955	50.00%
	1994	11.00%	1974	31.00%	1954	50.00%
	1993	12.00%	1973	32.00%	1953	50.00%
	1992	13.00%	1972	33.00%	1952	50.00%
	1991	14.00%	1971	34.00%	1951	50.00%

7.1.3 In the case of older buildings which have been converted for use as a bowling alley, extensive modernisation will generally have taken place and this must be taken into account when considering the appropriate notional age and obsolescence allowance.

7.2 Inferior Construction/Finish/Lighting

7.2.1 Where the construction and/or finish is inferior to the standard specified in paragraph 3.5, an allowance may be made. Care should be taken to ensure that an allowance is not given under this heading and under Age/Obsolescence for essentially the same deficiency. Where an allowance

is considered appropriate, it should not exceed 10%.

7.3 Air Conditioning

7.3.1 As the basic rate assumes partial air-conditioning, an allowance must be made in any case where air-conditioning is not provided. In determining the appropriate allowance, regard should be had to the amount added for air-conditioning in other comparable subjects.

7.4 Sprinklers

7.4.1 An addition should be made for buildings that are served by sprinklers. In determining the appropriate addition, regard should be had to the amount to be added for sprinklers in other comparable subjects.

7.5 Upper Floors/Multi Level

7.5.1 The basic rates recommended assume that the subjects are on the ground floor. An allowance of 5% may be appropriate where the facilities are situated on an upper floor with good access, or up to 10% when access is poor or the facilities are on two or more floors. Any allowance given should reflect the degree of inconvenience suffered.

8.0 Location

8.1 No allowance will normally be appropriate in the case of purpose built bowling alleys located within successful leisure and retail parks. If however, in the opinion of the valuer the bowling alley's location is unsuccessful then an allowance may be given. In determining how successful a site is the valuer should consider access, visibility, availability of car parking and the overall success of the development itself.

8.2 Where purpose built bowling alleys have been developed in smaller towns, it may be appropriate in determining the correct value to have regard (at the valuer's discretion) to the relationship in levels of value between the smaller town and the more populous area for buildings of similar specification.

9.0 Treatment of Concessions

9.1 Many Ten-Pin Bowling Alleys have additional attractions such as, fast-food areas, play areas or laser zones etc. Where these are considered to be in separate rateable occupation a separate entry should be created in the Valuation Roll. Clearly in these circumstances it will be necessary to exclude the physical area from the Ten Pin Bowling Alley valuation.