

Revaluation 2023

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.

2.0 Basis of Valuation

2.1 It is recommended that Ten-Pin Bowling Alleys are valued by application of the Comparative Principle of valuation.

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 section 8.

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 95m²-100m² 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 90m² -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 in accordance with the RICS Code of Measuring Practice 6th Edition.

5.0 Classification

5.1 The bowling alley will be situated in one of two locations.

Leisure Park 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 Glasgow, Edinburgh or Aberdeen.

Other Locations: These locations may be close to and easily accessible to a well populated area. This is a broad ranging category which includes converted properties such as industrial buildings in industrial estates.

6.0 Table of Rates

SITUATION	BASIC RATE
Leisure Park	£105
Other Locations	Up to £85 (max)

The above rates are inclusive of fitting out and car parking.

7.0 Adjustments to Basic Rate

7.1 Age and Obsolescence

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

Where the construction and/or finish is inferior to the standard specified in paragraph 3.5, an allowance may be made. Where an allowance is considered appropriate, it should not exceed 10%.

7.3 Air-Conditioning

As the basic rate assumes partial air-conditioning: bowling and services areas only; an allowance must be made in any case where this is not provided. An allowance should be applied to the rate/m² to reflect the lack of partial air-conditioning.

Similarly, where the property benefits from full air conditioning an addition should be made to the rate/m².

The adjustments are as follows:

Lack of Partial Air-conditioning	-2.5%
Full Air-conditioning	+2.5%

7.4 Sprinklers

In absence of local evidence for sprinklers, reference should be made to the Rating Cost Guide Scotland.

7.5 Upper Floors & Multi Level

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 Treatment of Concessions

- 8.1 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 may be created in the Valuation Roll.

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