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Property

62, Bury Old Road, Manchester, M8 5BN

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Valuation

Current rateable value (1 April 2023 to present)

£19,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£19,250
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£19,250

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Valuation details , Hide

Description [Help with Description](#)
Shop and premises

Local council
Manchester

Local council reference [Help with Local council reference](#)
2129331

Rating list [Help with Rating list](#)
2023

Effective date [Help with Effective date](#)
1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)
[602860](#)

Base rate [Help with Base rate](#)
£300.00

Measurement method [Help with Measurement method](#)
Net internal area

Transitional relief certificate issued [Help with Transitional relief certificate issued](#)
No

Special category code [Help with Special category code](#)
249G

How the rateable value is calculated , Hide

The Valuation Office Agency (VOA) uses a 'rental' method to value high street businesses like shops, hairdressers, betting shops and banks.

The VOA gathers information about rents paid for shops and businesses. It analyses the information and works out a price per square metre. It also considers local conditions and things like unusual shops shapes, split levels and sales areas hidden by pillars.

Zoning is used to apply the price per square metre to the property and get the rateable value. Each zone covers the width of the shop and has a depth of 6.1 metres. Zone A starts at the shop window. As you move further into the shop, each zone is half the value of the one before it. Spaces like store rooms or upstairs offices are valued but not as a zone.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 602860](#) which groups comparable properties together.

[More about how business properties are valued](#)

Shop floor areas			
Description	Area m²/unit	£ per m²/unit	Value Help with Value
Ground floor retail zone a	36.5	£300.00	£10,950
Ground floor retail zone b	36.7	£150.00	£5,505
Ground floor retail zone c	12.6	£75.00	£945
First floor internal storage	41.4	£15.00	£621
Second floor internal storage	52.9	£12.00	£635
Total	180.1		£18,656
Additional details			
Description	Area m²/unit	£ per m²/unit	Value Help with Value
Air conditioning system	85.8	£7.00	£601
Total			£601
Plant and machinery			
Description	Value	Help with Value	
Plant and machinery	£141		
Total	£141		
Valuation			
Total value		£19,398	

Rateable value (rounded down) £19,250

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Help with current valuation

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- rateable value calculations

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