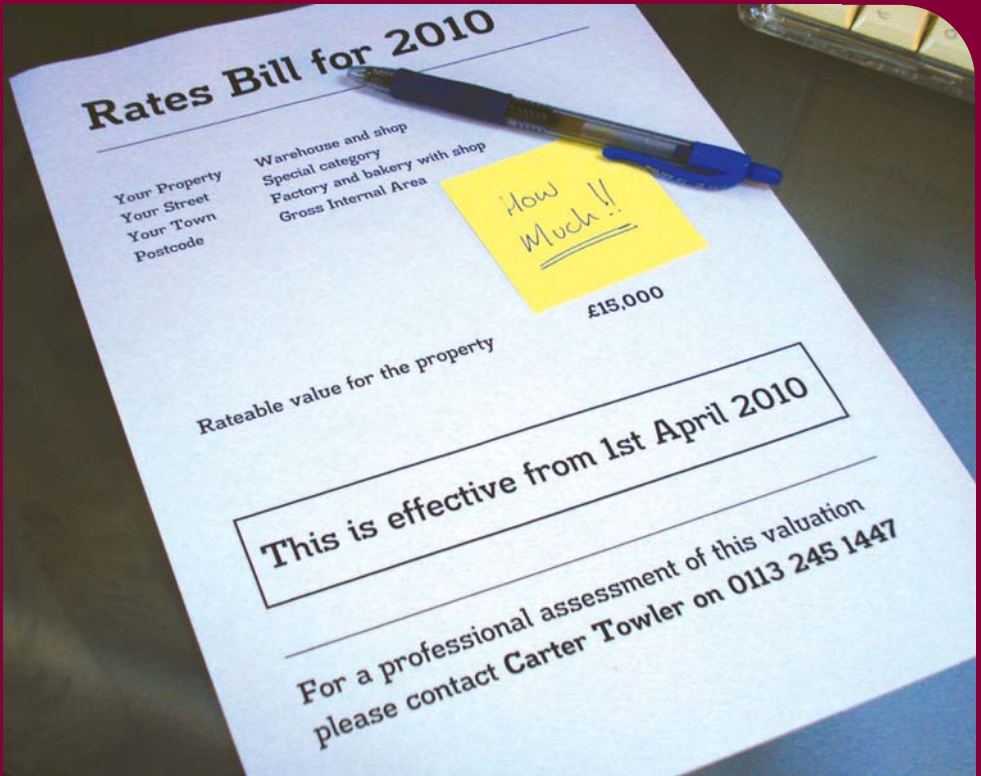


RATES BILL SHOCK!!



Have you been **SHOCKED** by the
2010 Rating Revaluation?

Check your new Rating Assessment
by visiting www.voa.gov.uk

Your new assessment comes into force in April 2010.
Is it more than before?

READ ON TO SEE HOW CARTER TOWLER CAN HELP

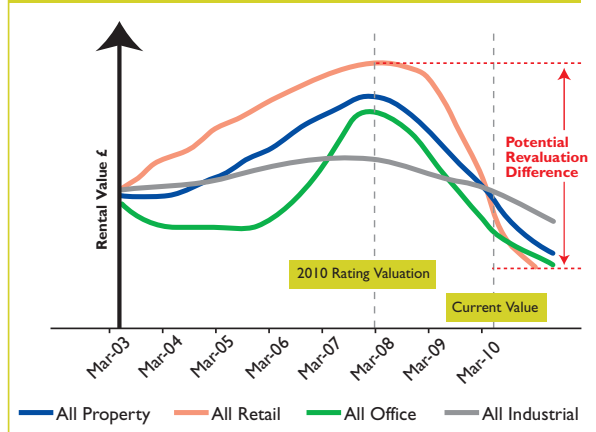
On 1 October 2009 the Draft 2010 Rating List for England and Wales was released by the Valuation Office Agency bringing shock news for many businesses.

The new assessments are based on the property market of April 2008 which was much healthier than in the current market conditions. Government statistics indicate that over 40% of businesses will see increases in their business rates this year.

The table below illustrates how the 2010 Ratings List can potentially be placing your property at the top end 2008 values. Carter Towler will seek to minimize the impact of this on your behalf.

From our initial examination of the Draft List, there appears to be an inconsistency in the level of value applied to similar types of property in the same area, which means that it is very important to ensure that you seek advice from a properly qualified rating specialist.

Commercial and Industrial Rental Values



At Carter Towler all advice is provided by our specialist rating team headed up by David Denby FRICS IRRV.



David is a fellow of The Royal Institution of Chartered Surveyors and a member of Institute of Revenues Rating & Valuation and has over 40 years industry experience practising throughout the Country.

With the recent revaluations the property Rating landscape is continually changing and it is vital both property owners and tenants take professional advice to limit what is often one of their main overheads. Our specialist department advises clients on everything from completing and submitting appeals, rating valuations, transitional relief, empty rates and valuation, Lands Valuation Tribunal and negotiate directly on their clients behalf.

Whilst we cannot appeal the new assessments until 1st April 2010, there are steps that need to be taken now to ensure that your rate liability is as low as possible when these assessments take effect, especially if you are going to be affected by the Government's proposed scheme of transition that will phase in major changes in liability.

Remember you also have until 31st March 2010 to appeal against your current rating assessment which may result in a significant rebate.

Timetable for the 2010 Rating Revaluation

Oct 2009	Feb / Mar 2010	31st Mar 2010	1st Apr 2010
The draft list of new rateable values published by the Valuation Office Agency.	Local Authorities will use the new Rateable Values and UBR to calculate rates bills for 2010/2011.	Deadline for Appeal against current Rateable Values.	The new rating list reflecting the new 2010 Rateable Values comes into effect.



We strongly recommend you have a qualified assessment of your rating liability. Carter Towler has been providing such professional advice to companies throughout Yorkshire for 60 years.

Fees

For each property we agree a nominal fee and then a success related charge. These charges work on a sliding scale depending on each rating assessment.

Please contact in the first instance Tim Rhodes on

0113 245 1447

TimRhodes@cartertowler.co.uk



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CHARTERED SURVEYORS

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