

Appeal No. VA14/5/226

AN BINSE LUACHÁLA
VALUATION TRIBUNAL
AN tACHT LUACHÁLA, 2001
VALUATION ACT, 2001

Ben O'Neill

APPELLANT

and

Commissioner of Valuation

RESPONDENT

In Relation to the Issue of Quantum of Valuation in respect of:

Property No. 1988090, Retail (Shops), 64 O'Connell Street, Dungarvan, County Waterford.

JUDGMENT OF THE VALUATION TRIBUNAL
ISSUED ON THE 3RD DAY OF MARCH, 2015

Before

Rory Lavelle – FRICS, FSCSI, ACI Arb
Michael Lyng – MIPAV
Dolores Power – MRICS, MSCSI

Deputy Chairperson
Member
Member

By Notice of Appeal received on the 4th day of September, 2014 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a net annual value of €15,290 on the above described relevant property on the grounds as set out in the Notice of Appeal as follows:

"Footfall low in this area (abyssmal [sic] really). This is an uninsulated timber sheet, felt flat roofed building".

The Tribunal, having examined the particulars of the property the subject of this appeal; having confirmed its valuation history; having examined and considered the written evidence, including that presented to the Tribunal by the Appellant, Mr. O'Neill, by way of further photographic evidence, and Ms Gillian Beale for the Commissioner of Valuation by way of a more detailed analysis of her comparable rental evidence (specifically property nos. 1690899, 1691110, 16909512, 1690954 and 1691023) on the day of the hearing on the 3rd day of February 2015, and agreed and accepted by the parties to the appeal; and having heard the oral evidence adduced before us by the parties to the appeal,

DETERMINES

That the net annual value of the subject property be as set out below:

Retail Zone A	31.66 sq. metres	@	€220 per sq. metre	=	€ 6,965.20
Retail Zone B	21.43 sq. metres	@	€110 sq. metre	=	€ 2,357.30
Retail Zone C	23.42 sq. metres	@	€40 sq. metre	=	€ 936.80
First Floor Store	36.31 sq. metres	@	€80 sq. metre	=	<u>€ 2,904.80</u>
Total NAV:					€13,164.10

Say €13,164.

The reasons being as follows:

The Tribunal considers that the amount allocated to Zone C should be further reduced to take into account the nature of the steps to the rear of the Ground Floor Unit as the allowance given does not fairly represent the structure and layout of the Retail Unit.

And the Tribunal so determines.