

Appeal No. VA14/5/239

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. 1690872, Retail (Shops) at 19 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 €11,940 on the above described relevant property on the grounds as set out in the Notice of Appeal as follows:

"Trade in this area has declined substantially, opposite side of street has been demolished (now a vacant lot). The nearby Supervalu has closed. Also there is no on street parking."

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; and having heard the oral evidence adduced before us by the parties to the appeal on the 3rd day of February 2015, determines that the valuation of the subject property should remain unchanged as follows:

Retail Zone A:	45.37 sq. metres @ €220 per sq. metre =	€9,981.40
Retail Zone B:	17.85 sq. metres @ €110 per sq. metre =	<u>€1,963.50</u>
	Total NAV	€11,944.90

Say €11,940.

And the Tribunal so determines.