

Appeal No. VA96/4/041

AN BINSE LUACHÁLA
VALUATION TRIBUNAL
AN tACHT LUACHÁLA, 1988
VALUATION ACT, 1988

D.D. Williamson

APPELLANT

and

Commissioner of Valuation

RESPONDENT

RE: Warehouse and Office at Map Ref: 2Aq/2, Townland: Ballytrasna, ED: Caherlag, RD:
Cork Upper, Co. Cork
Quantum - Factory space - Cork

B E F O R E

Fred Devlin - FRICS.ACI Arb.

Deputy Chairman

Brid Mimmagh - Solicitor

Member

Michael Coghlan - Solicitor

Member

JUDGMENT OF THE VALUATION TRIBUNAL
ISSUED ON THE 22ND DAY OF JULY, 1997

By Notice of Appeal dated the 29th August, 1996 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a rateable valuation of £80 on the above described hereditament.

The grounds of appeal as set out in the Notice of Appeal are that:-

- "1. The valuation is excessive and inequitable.
2. The valuation is bad in law".

This appeal proceeded by way of an oral hearing held in the District Courthouse, Angelsea Street, Cork on the 11th day of March, 1997. This appeal was held contemporaneously with VA96/4/042.

The Appellant was represented by Mr. Alan McMillan, ARICS ASCS, a Director of Donal O'Buachalla & Company Limited. The Respondent was represented by Mr. Terry Dineen, B.Agr.Sc., a District Valuer in the Valuation Office.

Both Valuers adopted their written submissions which had previously been exchanged and delivered to this Tribunal as being their evidence in chief given under oath.

The Property:

This property is the other half of original premises as described in the decision in VA96/4/042. The accommodation in this instance is agreed as follows:-

Warehouse	4,633 sq.ft.
Offices	1,935 sq.ft.

The Evidence:

The evidence and arguments adduced by both parties were similar to that in VA96/4/042 and set out below are the opinions of net annual value submitted by Mr. McMillan and Mr. Dineen on behalf of the Appellant and the Respondent respectively.

Mr. McMillan's Valuation:

Warehouse	4,633 sq.ft. @ £1.50 psf = £ 6,950
Office	1,935 sq.ft. @ £1.75 psf = <u>£ 3,386</u>
NAV	<u>£ 10,336</u>
Say	£10,000
RV @ 0.5%	£50.

Mr. Dineen's Valuation:

Warehouse	4633 sq.ft. @ £2.25 psf = £10,424	
Offices	1,949 sq.ft. @ £3.00 psf = <u>£ 5,847</u>	
NAV		<u>£16,271</u>
RV @ 0.5%		£81.35
Say		£80.

Determination:

Having regard to all the evidence and arguments adduced the Tribunal determines the rateable valuation of this hereditament to be as set out below. In arriving at its opinion of net annual value the Tribunal has come to the conclusion that some allowance must be made to reflect the fact that this section of the original warehouse has no frontage to the estate road and considers that this would have a bearing on the letting value. Accordingly, therefore the Tribunal determines the net annual value to be £12,800 as calculated set out below.

Warehouse	4,633 sq.ft. @ £1.80 psf = £ 8,340	
Offices	1,949 sq.ft. @ £2.25 psf = <u>£ 4,385</u>	
NAV		<u>£12,725</u>
But Say		£12,800
RV @ 0.5%		£64.