

Appeal No. VA14/5/113

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

Mr John Boles

APPELLANT

And

Commissioner of Valuation

RESPONDENT

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

Property No. 790710, Office at Floors -1, 0, 1, 2, 3, 52 Mount Street Upper, County Borough of Dublin.

**JUDGMENT OF THE VALUATION TRIBUNAL
ISSUED ON THE 14TH DAY OF JULY, 2016**

B E F O R E:

Barry Smyth – FRICS, FSCSI, MCI Arb

Deputy Chairperson

Brian Larkin - BL

Member

Mairead Hughes - Hotelier

Member

By Notice of Appeal received on the 3rd day of September, 2014 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a net annual value of €60,500.00 on the above described relevant property on the grounds as set out in the Notice of Appeal at Appendix 1.

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 on the 7th day of March, 2016 adduced before us by Mr John Boles on behalf of the Appellant, who contended for a net annual value of €40,810.00, and Liam Diskin on behalf of the Respondent to the appeal,

DETERMINES

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

Level -1	Office 80.80sqm @	€120/sqm	€9696.00
Level 0	Office 55.30sqm @	€160/sqm	€8848.00
Level 1	Office 89.40sqm @	€140/sqm	€12516.00
Level 2	Office 60.00sqm @	€120/sqm	€7200.00
Level 3	Office 73.30sqm @	€100/sqm	€7330.00
7 Car park spaces @ €1500 ea			<u>€10500.00</u>
Total NAV			€56090
			<u>Say €56000</u>
			(Reduced)

The reasoning being

The levels applied to the office space and the car park of the subject property are supported by the Informers and Comparisons as presented to the Tribunal by the Respondent.

The Tribunal felt that the number of car park spaces should be reduced to 7 which is more appropriate as this allows for vehicles to have greater turning space within the car park to facilitate a safe exit onto the cul de sac to the rear of the premises.