

Appeal No. VA14/5/905

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

**John Brereton Ltd**

**APPELLANT**

**and**

**Commissioner of Valuation**

**RESPONDENT**

**In relation to the Issue of Quantum of Valuation in respect of:**

Property No. 855824, Retail (Shops) at Floors -1, 0, 1, 2, 3, 29 O'Connell Street, Lower, County Borough of Dublin.

**JUDGMENT OF THE VALUATION TRIBUNAL  
ISSUED ON THE 28<sup>TH</sup> DAY OF JULY, 2016**

**B E F O R E:**

**Rory Lavelle – M.A., FRICS, FSCSI, ACI Arb**

**Deputy Chairperson**

**Frank O Donnell – FRICS, B Agr Sc, MIREF**

**Member**

**James Browne – BL**

**Member**

By Notice of Appeal received on the 4<sup>th</sup> day of September, 2014 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a net annual value of €86,900 on the above described relevant property on the grounds as set out in the Notice of Appeal as follows:

*“Valuation is excessive and inequitable. The current valuation of the subject does not take adequate regard of open market lettings following the valuation date.*

*“The 2nd and 3rd floors are currently vacant. They cannot be accessed from the street and for security reasons cannot be separately let. This greatly reduces the value to hypothetical tenant.”*

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 Eamonn Halpin of Eamonn Halpin & Co. Ltd for the Appellant and by Patrick Murphy of the Valuation Office for the Respondent, on the 9th of July 2015,

**DETERMINES**

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

NAV: €82,600.00

**The reasons being as follows:**

The Commissioner of Valuation revised his valuation of the property from €86,900 to €82,600 at the Tribunal appeal stage. The Valuation Tribunal re-affirms the decision of the Commissioner of Valuation and consequently makes no change to the valuation of €82,600 as submitted by Mr Patrick Murphy, Valuer, Valuation Office.