

Find your business rates valuation

This service will be unavailable between 11:59pm on Tuesday 31 March and midday on Wednesday 1 April. We are sorry for any inconvenience this may cause you.

[Sign in \(https://www.tax.service.gov.uk/business-rates-dashboard/home\)](https://www.tax.service.gov.uk/business-rates-dashboard/home)

[Register \(https://www.tax.service.gov.uk/business-rates-property-linking/start\)](https://www.tax.service.gov.uk/business-rates-property-linking/start)

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Property

**Gnd Flr 7, Blagrove Street,
Reading, RG1 1PJ**

Valuation

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Valuation



Future rateable value (from 1 April 2026)

£4,450

The estimator tool for England has been removed ahead of business rates bills being issued by local councils. The Valuation Office Agency can help with any questions about your rateable value. For more information on how your bill will be calculated click [here \(opens in new tab\) \(https://www.gov.uk/calculate-your-business-rates\)](https://www.gov.uk/calculate-your-business-rates). If you have any questions about your bill you should contact your local council.

Valuations for this property

Valuations 

Future from 1 April 2026

Effective date 

1 April 2026

Rateable value

£4,450

Valuations 

Current [1 April 2023 to present \(/business-rates-find/valuations/8494334000?valuationId=26031438000\)](/business-rates-find/valuations/8494334000?valuationId=26031438000)

Effective date 

1 April 2023

Rateable value

£4,650

Valuations



Previous

[1 April 2017 to 31 March 2023 \(/business-rates-find/valuations/8494334000?valuationId=18727216000\)](/business-rates-find/valuations/8494334000?valuationId=18727216000)

Effective date



1 April 2017

Rateable value

£6,200

[Hide all sections](#)

Valuation details

[Hide](#)

Description



Cafe and premises

Local council

Reading

Local council reference



1001829007002

Rating list



2026

Effective date



1 April 2026

Valuation scheme reference



[683474 \(/business-rates-find/valuations/29394872000/schemes/683474?uarn=8494334000\)](/business-rates-find/valuations/29394872000/schemes/683474?uarn=8494334000)

Base rate



£125.00

Measurement method



Net internal area

Transitional relief certificate issued



No

Special category code



409G

How the rateable value is calculated

⬆ Hide

The Valuation Office Agency (VOA) uses a 'rental' method to value restaurants.

The VOA gathers information about rents paid for comparable business properties. It analyses the information and works out a price per square metre. It also considers local conditions and property characteristics such as outside seating, unusual layouts and air conditioning.

Zoning or an 'overall' method is used to apply the price per square metre to the property and get the rateable value.

This property is part of [valuation scheme 683474 \(/business-rates-find/valuations/29394872000/schemes/683474?uarn=8494334000\)](#) which groups comparable properties together.

[More about how business properties are valued \(https://www.gov.uk/guidance/how-non-domestic-property-including-plant-and-machinery-is-valued\)](https://www.gov.uk/guidance/how-non-domestic-property-including-plant-and-machinery-is-valued)

Cafe floor areas

Description	Ground floor retail zone a
Area m ² /unit	23.06
£ per m ² /unit	£125.00
Value ?	£2,883

Description

Ground floor retail zone b

Area m²/unit

19.28

£ per m²/unit

£62.50

Value 

£1,205

Description

Ground floor office

Area m²/unit

17.31

£ per m²/unit

£12.50

Value 

£216

Description

Ground floor internal storage

Area m²/unit

15.06

£ per m²/unit

£12.50

Value 

£188

Total

Area m²/unit

74.71

£ per m²/unit

Value 

£4,492

Valuation

Total value

£4,492

Rateable value (rounded down)

£4,450

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OGI

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