

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

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

Valuation

[Help with future valuation](#)

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Valuation



Future rateable value (from 1 April 2026)

£18,250

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

£18,250

Valuations 

Current [1 April 2023 to present \(/business-rates-find/valuations/8494338000?valuationId=25037356000\)](/business-rates-find/valuations/8494338000?valuationId=25037356000)

Effective date 

1 April 2023

Rateable value

£14,500

Valuations

Previous

[1 April 2017 to 31 March 2023 \(/business-rates-find/valuations/8494338000?valuationId=18747875000\)](/business-rates-find/valuations/8494338000?valuationId=18747875000)

Effective date 

1 April 2017

Rateable value

£7,300

 [Hide all sections](#)

Valuation details

 [Hide](#)

Description 

Guest house and premises

Local council

Reading

Local council reference 

1001829007001

Rating list 

2026

Effective date 

1 April 2026

Valuation scheme reference 

[669778 \(/business-rates-find/valuations/28739596000/schemes/669778?uarn=8494338000\)](/business-rates-find/valuations/28739596000/schemes/669778?uarn=8494338000)

Base rate 

£3,750.00

Measurement method 

Net internal area

Transitional relief certificate issued  No

Special category code 

122G

How the rateable value is calculated

 [Hide](#)

The Valuation Office Agency (VOA) uses various methods to value properties. A 'rental' method is used most often.

The VOA gathers information about rents paid for properties. It analyses the information and works out a price per square metre. It may consider things like property age, construction and location. The price per square metre is applied to the floor area of the property.

[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)

Guest house floor areas

Description	First floor single bedroom - en suite
Area m ² /unit	2
£ per m ² /unit	£2,625.00
Value 	£5,250

Description	First floor double bedroom - en suite
Area m ² /unit	1
£ per m ² /unit	£3,750.00
Value 	£3,750

Description

First floor multiple bedroom - en suite

Area m²/unit

2

£ per m²/unit

£4,687.50

Value £9,375

Total

Area m²/unit

5

£ per m²/unit

Value £18,375

Valuation

Total value

£18,375

Rateable value (rounded down)£18,250

[Get help with this valuation](#)

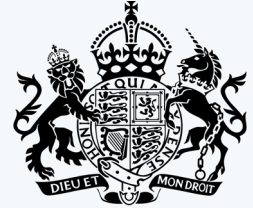
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