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Property

71 -73, Wheelwright Lane, Coventry, CV6 4HN

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Valuation

Current rateable value (1 April 2023 to present)

£26,500

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£26,500
PREVIOUS 30 June 2020 to 31 March 2023	1 April 2017	£24,500
PREVIOUS 1 April 2017 to 29 June 2020	1 April 2017	£31,000

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Description [Help with Description](#)

Health centre and premises

Local council

Coventry

Local council reference [Help with Local council reference](#)

1HO9443407300

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Transitional relief certificate issued [Help with Transitional relief certificate issued](#)

No

Special category code [Help with Special category code](#)

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1 St Flr Rear 75, Wheelwright Lane, Coventry, CV6 4HN

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Valuation

Current rateable value (1 April 2023 to present)

£5,600

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£5,600
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£4,650

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Description [Help with Description](#)

Surgery and premises

Local council

Coventry

Local council reference [Help with Local council reference](#)

1HO9443407530

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)
629264Base rate [Help with Base rate](#)
£85.00Measurement method [Help with Measurement method](#)
Net internal areaTransitional relief certificate issued [Help with Transitional relief certificate issued](#)
NoSpecial category code [Help with Special category code](#)
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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](#)

Surgery floor areas			
Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
First floor office	13.23	£85.00	£1,125
First floor computer room	3.3	£89.25	£295
First floor office	11.45	£85.00	£973
First floor office	19.07	£85.00	£1,621
Total	47.05		£4,014
Car parks			
Spaces	Area	Value	Help with Value
8		£1,600	
Total		£1,600	
Valuation			
Total value		£5,614	
Rateable value (rounded down)		£5,600	

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1 St Flr Front Rooms 75, Wheelwright Lane, Coventry, CV6 4HN

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Valuation

Current rateable value (1 April 2023 to present)

£6,800

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[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£6,800
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£5,800

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Valuation details , Hide

Description [Help with Description](#)

Health centre and premises

Local council

Coventry

Local council reference [Help with Local council reference](#)

1HO9443407550

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)
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£85.00Measurement method [Help with Measurement method](#)
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NoSpecial category code [Help with Special category code](#)
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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](#)

Description	Health centre floor areas		
	Area m ² /unit	£ per m ² /unit	Value Help with Value
First floor surgery	39.73	£85.00	£3,377
First floor kitchen	7.83	£85.00	£666
First floor internal storage	1.01	£42.50	£43
First floor staff toilets	2	£0.00	£0
First floor internal storage	4.4	£42.50	£187
First floor staff toilets	3.06	£0.00	£0
Total	58.03		£4,273

Car parks

Spaces	Area	Value Help with Value
13		£2,600
Total		£2,600

Valuation

Total value £6,873**Rateable value (rounded down) £6,800**[Get help with this valuation](#)

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Gnd Flr 75, Wheelwright Lane, Coventry, CV6 4HN

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Valuation

Current rateable value (1 April 2023 to present)

£8,200

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£8,200
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£14,250

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Description [Help with Description](#)

Health centre and premises

Local council

Coventry

Local council reference [Help with Local council reference](#)

1HO9443407540

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Transitional relief certificate issued [Help with Transitional relief certificate issued](#)

No

Special category code [Help with Special category code](#)

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Holbrooks Pharmacy 71-73, Wheelwright Lane, Coventry, CV6 4HN

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Current rateable value (1 April 2023 to present)

£21,500

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Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£21,500
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£19,500

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Description [Help with Description](#)

Pharmacy and premises

Local council

Coventry

Local council reference [Help with Local council reference](#)

1HO9443407100

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)
601474Base rate [Help with Base rate](#)
£440.00Measurement method [Help with Measurement method](#)
Net internal areaTransitional relief certificate issued [Help with Transitional relief certificate issued](#)
NoSpecial category code [Help with Special category code](#)
425G[How the rateable value is calculated , Hide](#)

The Valuation Office Agency (VOA) uses a ‘rental’ method to value high street businesses like shops, hairdressers, betting shops and banks.

The VOA gathers information about rents paid for shops and businesses. It analyses the information and works out a price per square metre. It also considers local conditions and things like unusual shops shapes, split levels and sales areas hidden by pillars.

Zoning is used to apply the price per square metre to the property and get the rateable value. Each zone covers the width of the shop and has a depth of 6.1 metres. Zone A starts at the shop window. As you move further into the shop, each zone is half the value of the one before it. Spaces like store rooms or upstairs offices are valued but not as a zone.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 601474](#) which groups comparable properties together.

[More about how business properties are valued](#)

Description	Pharmacy floor areas		
	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor ground floor sales	49.24	£440.00	£21,666
Total	49.24		£21,666

Valuation

Total value £21,666**Rateable value (rounded down)** £21,500[Get help with this valuation](#)

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