

BUSINESS RATES RELIEF FOR RETAIL PREMISES

The Government recognises that high streets are under more pressure than ever before due to the growth in online retailing and have set an objective to help town centres and High Streets evolve by cutting business rate bills by one-third for retail properties (including shops, cafes and restaurants) with a rateable value below £51,000.

Retail Relief Criteria and Delegation:

Decisions regarding retail relief are delegated to the Group Manager for Customer Services.

Relief will not be awarded where the authority is not in possession of a State Aid de-minimis declaration or declaration that no state aid has been awarded.

The rateable value of the hereditament must be less than £51,000.

The hereditament must be occupied.

Hereditaments must be wholly or mainly used as shops, restaurants, cafes or drinking establishments.

The Ministry of Housing, Communities and Local Government has issued guidance relating to which types of establishments should be considered as follows:

I. Hereditaments that are being used for the sale of goods to visiting members of the public:

- Shops (such as: florists, bakers, butchers, grocers, greengrocers, jewellers, stationers, off licence, chemist, newsagents, hardware stores, supermarkets, etc.)
- Charity shops (a view from members is requested on this items)
- Opticians
- Post Offices
- Furnishing shops/display rooms (such as: carpet shops, double glazing, garage doors)
- Car/Caravan show rooms
- Second hand car lots
- Markets
- Petrol stations
- Garden centres
- Art galleries (where are is for sale/hire)

II. Hereditaments that are being used for the provision of the following services to visiting members of the public:

- Hair and beauty services (such as: hairdressers, nails bars, beauty salons, tanning shops, etc.)
- Shoe repairs/key cutting
- Travel agents
- Ticket offices e.g. for theatre
- Dry cleaners

- Launderettes
- PC/TV/domestic appliance repair
- Funeral directors
- Photo processing
- DVD/video rentals
- Tool hire
- Care hire

III. **Hereditaments that are being used for the sale of food and/or drink to visiting members of the public:**

- Restaurants
- Takeaways
- Sandwich shops
- Coffee shops
- Pubs
- Bars

Below are some types of hereditaments which the government **does not** consider to be retail use:

IV. **Hereditaments that are being used for the provision of the following services to visiting members of the public:**

- Financial services (e.g. banks, building societies, cash points, bureau de change, payday lenders, betting shops, pawn brokers)
- Other services (e.g. estate agents, letting agents, employment agencies)
- Medical centres (e.g. vets, dentists, doctors, osteopaths, chiropractors)
- Professional services (e.g. solicitors, accountants, insurance agents/financial advisors, tutors)
- Post office sorting office

(END)