

Small Business Rate Relief 2017/18

You can get small business rate relief if:

- you only use one property in England
- your property's Rateable Value (RV) is less than £15,000 or
- you have one main property and other additional properties in England with RVs of less than £2,899. The aggregate value of all properties must not be more than £27,999 in London (or £19,999 outside London)

Contact your local council to apply for small business rate relief on their form (but take advice before applying).

What you get

You'll get 100% relief for properties with a RV of £12,000 or less. This means you won't pay business rates on properties with a RV of £12,000 or less.

The rate of relief will gradually decrease from 100% to 0% for properties with a RV between £12,001 and £15,000.

What if you have more than one property?

You can get small business rate relief if the RV of each of your other properties is less than £2,899.

The RVs of the properties are added together and the relief applied to the main property only.

You'll keep getting any existing relief for one year when you get a second property.

You're a small business but don't qualify for relief

If your property has a RV below £51,000 your rate bill will be calculated using the lower small business non-domestic multiplier unless you receive mandatory charitable relief.

Even if you don't qualify for small business rate relief, your business rates will be calculated using the small business multiplier (2017 £0.466) instead of the standard one (2017 £0.479). This is the case even if you have multiple properties.

Your property is vacant

Unoccupied properties do not qualify for small business rates relief, but may qualify for empty rates relief.

The relief will be for a maximum of three months, or for an industrial property, six months.

Unoccupied properties with an RV less than £2,900 are exempt from paying empty rates.

Your circumstances change

Eligible businesses are required to apply for small business rates relief only once between each revaluation provided certain defined circumstances do not change. These are: -

- where the RV of any property you occupy in another council area increases
- you occupy any property, which is not mentioned on your previous application for relief.

If these arise you must notify the council and relief may be stopped from the date of change.

Please Contact Us

Should you have any queries regarding Small Business Rates Relief or require further advice please feel free to contact a member of the Business Rates team at Daniel Watney LLP.



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