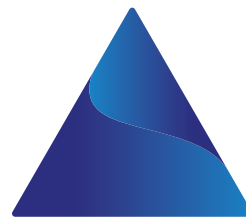




Business Rates

Revaluation 2026

A Brief Guide



SHEPHERD

CHARTERED SURVEYORS

2026 Revaluation – Q&A

What is a Rateable Value?

All non-domestic properties are assessed and given a Rateable Value.

Rateable Values are subject to Revaluation. The last two Revaluations were in 2017 and 2023. Revaluations now take place at three yearly intervals, with the next Revaluation taking effect from 1st April 2026.

In broad terms, the Rateable Value of a property is supposed to reflect the annual rent that might be achievable for that property at a particular valuation date. For the 2026 Revaluation, the valuation date is 1st April 2025.

Who sets the Rateable Value?

The local Assessor. There are 14 Assessors covering the whole of Scotland – 4 covering one council area each and the remaining 10 each covering two or more council areas.

How is a Rateable Value assessed?

Different types of properties are assessed in different ways according to Practice Notes prepared by the Assessor. Most properties are assessed based on their location, floor area and physical characteristics but many (the likes of schools, hospitals etc) are assessed on a cost basis and others (pubs, hotels etc) are assessed having regard to their hypothetical achievable turnover.

Is the Rateable Value what is payable?

No. The Rateable Value is a vital component of what is payable in non-domestic rates, but it is not the amount payable in rates.

The Rateable Value of a property is multiplied by a rates poundage (which is subject to change each year) to arrive at the rates payable. There is then the issue of eligibility, or otherwise, for relief – which can be a lot less straightforward than it might appear at first glance.

Can a Rateable Value set at a Revaluation be challenged or appealed?

Yes, within a strictly prescribed time period. For the 2026 Revaluation, a challenge (known as a Proposal) must be submitted by no later than 31 July 2026.

Should a Rateable Value set at a Revaluation be challenged or appealed?

Each case is different, but careful consideration should be given to challenging or appealing the Rateable Value set by the local Assessor. Remember that the Rateable Value is the only part of the rates liability calculation that can be challenged, so it is the only part that the ratepayer can hope to have reduced.

What about if my Rateable Value reduces? Should I just accept it?

It is possible that the Rateable Value of a property might reduce at the 2026 Revaluation. However, that does not mean that the Rateable Value is still not higher than it could or should be, so a challenge may well still be worthwhile.



The 2026 Revaluation – What Should I Do?

The Scottish Government changed the regulations governing appeals at the 2023 Revaluation, and these ‘new’ regulations will continue at the 2026 Revaluation.

The regulations set out that Assessors are required to publish a Draft Valuation Roll and issue Draft Valuation Notices advising proposed Rateable Values on 30 November 2025. From that date, there will then be a period from 1 December 2025 to 20 February 2026 during which there will be an opportunity to discuss proposed Rateable Values with the Assessor and potentially pre-agree values before the Revaluation date of 1 April 2026.

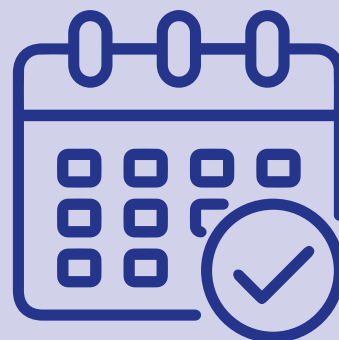
Pre-agreeing a Rateable Value will have the advantage of providing certainty for budgeting purposes but this process has inherent pitfalls, notably the short time period during which values must be pre-agreed and losing the right to appeal a pre-agreed value. Pre-agreement will not be realistic or advisable for all ratepayers. An optimal pre-agreement outcome will require engagement with assessors at the earliest opportunity.

The new Rateable Values will take effect from 1 April 2026.

If not pre-agreed the regulations allow for a formal challenge (a ‘proposal’) to be submitted by no later than 31 July 2026.

The regulations set out an onerous two stage proposal/appeal structure. The onus is on the proposer/appellant to submit a detailed proposal setting out the reasons why the new Rateable Value is too high. A proposal must propose an alternative Rateable Value, the reasoning behind the alternative Rateable Value and details of comparable evidence supporting that alternative figure. This is a time consuming and complex process.

Ultimately, if the proposer does not accept the outcome of the proposal an appeal can then be submitted to the Scottish Tribunals service within a strict timescale.



The key dates to be aware of are:

30 November 2025

Assessors produce Draft Valuation Roll and issue Draft Valuation Notices

1 December 2025 to 20 February 2026

Discuss and potentially pre-agree the Rateable Value with the Assessor

1 April 2026

Valuation Roll published and new Rateable Values come into effect

1 April 2026 to 31 July 2026

Formal proposal submission period, with strict deadline for submission of formal proposal no later than **31 July 2026**.

Shepherd Track Record

Following the last Revaluation in 2026 Shepherd secured Rateable Value reductions of well over £4M, with a total saving to our clients in rates payable of in excess of £2M per annum.

These successful appeals covered every part of Scotland, and a huge range of property types and sizes.

Here are a few examples of our successes:

Retail					
Description	Town/City	Revaluation RV	Agreed RV	Reduction in RV	Saving in Rates Liability
Shop	Inverness	£68,000	£50,000	£18,000	approx £10,000 pa
Shop	Cupar	£101,000	£49,500	£51,500	approx £30,000 pa
Shop	Glasgow	£71,500	£37,900	£33,600	approx £18,000 pa
Cafe	Edinburgh	£42,000	£26,400	£15,600	approx £7,750 pa
Industrial					
Description	Town/City	Revaluation RV	Agreed RV	Reduction in RV	Saving in Rates Liability
Warehouse	Edinburgh	£107,250	£88,000	£19,250	approx £13,500 pa
Factory	Lerwick	£465,000	£372,500	£92,500	approx £51,000 pa
Depot	Kelty	£102,000	£88,500	£13,500	approx £9,500 pa
Offices & Yard	Dundee	£230,750	£142,000	£88,750	approx £48,500 pa
Office					
Description	Town/City	Revaluation RV	Agreed RV	Reduction in RV	Saving in Rates Liability
Offices	Aberdeen	£565,000	£391,000	£174,000	approx £95,000 pa
Office	Aberdeen	£334,000	£261,000	£73,000	approx £40,000 pa
Office	St Andrews	£16,900	£9,300	£7,600	approx £8,500 pa (after relief)
Public House/ Restaurant/ Hotel etc					
Description	Town/City	Revaluation RV	Agreed RV	Reduction in RV	Saving in Rates Liability
Public House	Elgin	£50,000	£32,500	£17,500	approx £8,750 pa
Public House	Aberdeen	£80,000	£49,000	£31,000	approx £17,500 pa
Public House	Edinburgh	£120,000	£74,500	£45,500	approx £26,500 pa
Public House	Ayr	£72,400	£40,000	£32,400	approx £18,500 pa
Hotel	Locheearnhead	£94,500	£81,000	£13,500	approx £7,250 pa
Hotel	Arrochar	£124,500	£86,000	£38,500	approx £23,000 pa
Licensed Restaurant	Dundee	£72,300	£59,300	£13,000	approx £7,250 pa
Restaurant	Edinburgh	£70,000	£56,700	£13,300	approx £7,250 pa
Exclusive Use Venue	Balloch	£120,000	£66,000	£54,000	approx £30,500 pa
Exclusive Use Venue	Tarbert	£18,000	£11,300	£6,700	approx £9,000 pa (after relief)

Leisure					
Description	Town/City	Revaluation RV	Agreed RV	Reduction in RV	Saving in Rates Liability
Football Ground	Glasgow	£1,750,000	£1,100,000	£650,000	approx £355,000 pa
Entertainment Centre	Glasgow	£55,000	£27,500	£27,500	approx £16,000 pa
Entertainment Centre	East Kilbride	£216,000	£151,000	£65,000	approx £35,750 pa
Golf Courses	Carnoustie	£214,250	£188,000	£26,250	approx £14,500 pa
Miscellaneous					
Description	Town/City	Revaluation RV	Agreed RV	Reduction in RV	Saving in Rates
School	Dundee	£335,500	£307,000	£28,500	approx £15,500 pa
Home	Drongan	£20,300	£15,300	£5,000	approx £2,750 pa
Showroom Etc	Hamilton	£570,000	£528,000	£42,000	approx £23,000 pa
Recreation Ground	Kilmacolm	£49,500	£5,500	£34,000	approx £17,000 pa



What Next?

Contact our specialist rating team for advice. We recognise that no two cases are exactly the same and will tailor our advice and recommendations to suit individual circumstances – all with the aim of ensuring that your liability is kept to the absolute minimum. Act early – do not wait until it's too late.

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CHARTERED SURVEYORS

Residential

Home Report
Mortgage & Re-Mortgage Valuation
Home & Flat Buyer Report
Energy Performance Certificate (EPC)
Private Sale Valuation
Inheritance Tax Valuation
Capital Gains Tax Valuation
Separation Valuation
Driveby Valuation
Desktop Valuation
New Build, Development & Plot Valuation
Extension & Alteration Valuation
Portfolio Valuation
Rental Valuation
Expert Witness Report
Council Tax Appeal
Bespoke Condition Report

Commercial

Commercial Valuation
Commercial Agency
Acquisitions & Disposals
Commercial Lease Advisory
Rent Reviews
Asset Management
Project Consultancy
Development Appraisals
Rating
Commercial Property Auctions
Property Management
Professional Services
Licensed Trade / Leisure

Property & Construction

Quantity Surveying
Building Surveying
Project Management
Dispute Resolution Support Services
Principal Designer
Clerk of Works
Commercial EPC
Fire Engineering
Health & Safety Management
Employer's Agent
Energy Department
Housing Services
Development Monitoring
Mediation Services

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Ayr
01292 267987

Bearsden
0141 611 1500

Coatbridge
01236 436561

Cumbernauld
01236 780000

Dalkeith
0131 663 2780

Dumbarton
01389 731682

Dumfries
01387 264333

Dundee
01382 200454
01382 220699

Dunfermline
01383 722337
01383 731841

East Kilbride
01355 229317

Edinburgh
0131 2251234
0131 557 9300

Elgin
01343 614949

Falkirk
01324 635999

Fraserburgh
01346 517456

Galashiels
01896 750150

Glasgow
0141 331 2807

Glasgow South
0141 649 8020

Glasgow West End
0141 353 2080

Greenock
01475 730717

Hamilton
01698 891400

Inverness
01463 712239

Kilmarnock
01563 520318

Kirkcaldy
01592 205442

Livingston
01506 416777

Montrose
01674 676768

Musselburgh
0131 653 3456

Oban
01631 707 800

Paisley
0141 889 8334

Perth
01738 638188
01738 631631

Peterhead
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