Nearby Businesses Appear to be Paying Less – Example

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Dear Sir or Madam,

I'm hoping you can give me some advice regarding my business rates because something doesn't seem right.

I run **The Copper Tap**, a bar on Market Street in Brighton. We've always just accepted our rates bill and got on with paying it, but recently I've started looking into the Rateable Values of other bars in the area and I'm struggling to understand why ours appears to be so much higher.

Our current Rateable Value is **£68,500**, but I've found several bars and pubs nearby which seem very similar to ours and appear to have considerably lower assessments.

For example:

- **The Anchor House** on Church Lane has an RV of around **£52,000**.
- **The Old Market Tavern** has an RV of roughly **£55,000**.
- **The Harbour Arms** appears to be assessed at approximately **£57,500**.

From what I can see, these businesses are all operating in the same town centre market as us. Some are larger than we are, some have more outside seating, and a couple appear to trade more successfully than we do.

Our bar has around 120 covers, no significant outdoor trading area and no food operation of any size. We are not in what I would consider a premium location compared with some of the businesses I've looked at. That is why I am finding it difficult to understand why our Rateable Value appears to be substantially higher.

I fully appreciate there may be factors I'm unaware of, and I am not suggesting that the assessments of the other businesses are incorrect. However, the difference is significant enough that I am concerned our assessment may not be in line with comparable properties.

Could somebody review the situation and let me know whether there may be grounds for a further investigation or challenge? I would be happy to provide copies of our rates bill and details of the properties I have compared us against if that would be helpful.

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