



IS YOUR BUSINESS RATES LIABILITY CORRECT?

The business rates landscape has become increasingly complex due to changes in policy that came into force at the new revaluation on 1st April 2026. There have been changes to the multipliers used to calculate rates payable, new transitional schemes introduced and changes to the business rates reliefs available for ratepayers.

Many occupiers may automatically assume that their liability is correct, but ratepayers cannot afford to merely accept the cost as they could be paying excessively. It is important, especially in the current political and economic climate, that businesses look to reduce their overheads.

It is important that ratepayers assess their 2026/27 rates bills. Local Authorities often make errors when calculating bills and there are a multitude of business rates relief schemes that are available to occupiers, with these reliefs often not automatically applied to the bills. It should not be simply accepted that the Rateable Value shown, the liability dates, or the amount shown to be payable are correct. It is important that occupiers seek advice to ensure that they are not overpaying.

The 1st April 2026 also marked the start of the 2026 revaluation, when every commercial property in England and Wales is ascribed a new Rateable Value. Every commercial property occupier and owner should be aware that they are able to appeal their Rateable Value and should seek advice to determine if there is scope for a reduction.

Mairéad Gethings of FHP Property Consultants commented:

“Business rates form such a large part of the annual overheads of businesses, yet they are often overlooked or assumed to be correct.

The new financial year coinciding with a new Rating List coming into force provides a fresh opportunity for businesses to challenge their rates liability to ensure that they are not overpaying. We would recommend that businesses take strategic advice to determine the best approaches to take, whether that be through appealing the Rateable Value or applying for appropriate reliefs.”

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Nottingham | **Birmingham** | **Derby**
0115 950 7577 | **0121 752 5500** | **01332 343 222**

Nottingham Office
10 Oxford Street | Nottingham | NG1 5BG

Birmingham Office
122-124 Colmore Row | Birmingham | B3 3BD

Derby Office
North Point | Cardinal Square |
10 Nottingham Road | Derby | DE1 3QT

For further information, or to see how we can assist, please contact Mairéad Gethings at mairead@fhp.co.uk or on 07917 460 036.

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