



Revaluation 2017
Commercial Properties Committee

Practice Note 28
Valuation of Casinos

1.0 Introduction

- 1.1 This Practice Note deals with the valuation of Casinos.
- 1.2 Under the Gambling Act 2005, casino operators need an operating licence from the Gambling Commission as well as personal licences for senior staff.
- 1.3 Casinos offer a variety of approved games, such as American Roulette and Black-Jack, as well as games of equal chance, such as Poker, in addition to gaming machines.

2.0 Basis of Valuation

- 2.1 The subjects in this Practice Note should be valued on the Comparative Principle.
- 2.2 Rental analysis is undertaken in accordance with SAA Basic Principles Committee Practice Note 1 Adjustment of Rents. Local rental and cost evidence should be used to determine rates applied. In situations where the rental agreement reflects the shell condition it will be necessary to make an addition to reflect the rateable fitting out.

3.0 Subject Type

- 3.1 There is a mix of property types; traditionally casinos have been formed from conversions of existing buildings; however the trend now is for purpose built properties on stand-alone sites or forming part of a retail park location of mixed commercial and leisure use.

4.0 Measurement

- 4.1 The subjects should be measured on a Gross Internal basis (GIA) as defined by RICS Code of Measuring Practice 6th Edition with all main and ancillary areas taken at 100%.

5.0 Valuation

- 5.1 The rates are to be derived from the available rental evidence and applied to the GIA.

6.0 Car Parks

6.1 The value of any car parking is generally included in the rate applied to the buildings.

Separate consideration may, however, be required if a separate entry for a car park is necessary.

7.0 Plant and Machinery

7.1 Rateable items of plant and machinery not already reflected in the rental rates should be dealt with in terms of the Valuation of Rating (Plant & Machinery) (Scotland) Regulations 2000 as amended and valued with reference to the Rating Cost Guide.