

DISCLAIMER

“This document is intended as a general framework only to assist suitably qualified valuation practitioners to comply with the various requirements of the current RICS Valuation – Global Standards. (“Red Book”). RICS makes no representation as to the suitability of this document to any particular situation or set of circumstances. The practitioner shall need to exercise their own skill and judgment to form a view as to this document’s suitability to a given situation and will need to tailor it as they see fit in each case. We recommend that the valuer thoroughly review the relevant parts of Red Book to ensure full compliance.”

SITE NOTES AND VALUATION REASONING RETAIL

Address		Valuer Name:	
		Date:	/ /
		File Number:	
		Time Arrived	
Weather:		Time Departed	
Accessibility for occupiers Accessibility for visitors Type / use/ age / m2 / car parking		Characteristics of the locality and surrounding area	
Construction		State of repair, condition & apparent defects	
Plant & equipment:		F&F / alterations / improvements / deleterious materials / hazardous materials / regulated activities	
Electric / capacity	Drainage	Energy efficiency	
		Planning issues and, if appropriate, any physical restrictions on further development	
Gas	Heating	Apparent contamination and potentially contaminating historic or current uses	

Water	Air con / lifts	Mining, flooding & site conditions
Sustainability & ESG factors		
Tenure / Tenancies		

Accommodation list:

Accommodation / Floor Areas calculation

Dimensions, areas, Zones and use(s) of constituent elements

Compute Insurance Reinstatement (BCIS)

Comparables Retail				
Subject property	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address				
Frontage				
Depth				
NIA				
ITZA				
Lease terms				
Sale price / date				

Yield				
Source				
Notes				

Valuation reasoning

Valuation calculation

Valuer Signature:	Date:
Counter Signature:	Date:

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