



# THE POLISH BAKERY

## SAVINGS OF OVER £120,000



The Polish Bakery was founded in 2003 and is the oldest Polish bakery in the UK. They keep their customers returning on a daily basis through their bread which embodies amazing taste, smell and texture. This is thanks to the award winning Master Bakers' closely guarded sourdough recipe which also pays thanks to high quality ingredients and the best standard of production.

### RESULTS

CVS was instructed to assess the premises in Middlesex, and following a full inspection, was able to secure a staggering £123,002 in savings over the seven year Rating List.

### SURVEYOR COMMENTS

"On the surface, this was a very simple case. The Polish Bakery occupied six units, in two buildings, valued from £65/m2 to £85/m2. By merging them into one, the overall rate dropped to £39.33/m2.

The difficulty was that the additional parts were occupied from different dates, over roughly three years. As my Client took on the extra floor space, there was unfortunately no plan detailing which business rate bill applied to which part of the building. To compound the issues, the Valuation Office did not have floor plans from before my Client took occupation. Therefore, it was impossible to agree an exact schedule for the mergers.

However, in a great team effort; our Surveyor Revenue Manager, George Lomax, provided a schedule of liability from Brent Council, while another one of our Surveyors, Oliver Hamblin, was able to provide floor plans and lease details. This allowed me to negotiate and agree a two stage merger with the VOA, dropping the overall RV from £169,600, to £96,500, which equates to a substantial 43.1% reduction."

*Robin Foulds, Surveyor, Core, CVS*



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"We are absolutely delighted with the results achieved by CVS. The whole process was quick and hassle free, which allowed us to continue with business as usual.

We were very impressed with the service CVS gave us and would wholeheartedly recommend instructing them to reduce your business rates"

ANDRZEJ SWIDERSKI,  
GENERAL MANAGER, THE POLISH BAKERY

