

Strategy to Reduce Business Rates on Vacant Property

Empty commercial properties can quickly become a significant financial burden, attracting full business rates liability after an initial exemption period of just three months (six months for qualifying industrial properties). Graham + Sibbald has partnered with a specialist organisation which supports the creative sector, operating across England, Scotland and Wales to offer landlords a fully compliant, purpose-driven solution that can reduce empty property costs by up to 75% - while delivering real social value to local communities.

Recent legislative changes, including the devolution of rates decisions to local councils, have further accelerated demand for genuine occupation models that our combined association can offer.

It is important to carefully evaluate which strategies are most appropriate for your vacant property to ensure potential long-term tenancy or required future use is not affected.

Graham + Sibbald can provide advice and an introduction which will offer landlords a straightforward, fully compliant solution to the challenges and costs of empty buildings.

In combination with the arts and charity network in England, Scotland (including support from Creative Scotland) and Wales, the solution is to provide affordable workspace, rehearsal areas, and exhibition venues for local individuals or charitable companies.

By collaborating with local authorities, universities, and arts organisations, this association helps to sustain and grow the UK's creative infrastructure, ensuring empty spaces are transformed into vibrant, productive environments.

Crucially, our approach also delivers tangible social value, bringing life back to high streets and supporting community regeneration.

Properties remain fully marketable during occupation and often benefit from increased visibility, footfall, and improved perception, frequently leading to successful long-term lettings.

This is not a rates avoidance scheme. This is a legitimate, purpose-driven organisation supporting creative communities and local charities while helping landlords manage their assets responsibly.

If you have an empty commercial property please get in touch and we would be happy to assess your property and make the relevant introduction.