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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **FISH FARMS**  **INSPECTION  CHECKLIST**  **Inspections should be carried out in accordance with the Valuation Office Agency Code of Practice.**  **Measure to NIA OVERALL** | | | | | | | | | | | |
| **Occupier/ Name of establishment** | | | | |  | | | | | | |
| **Address including postcode.** | | | | |  | | | | | | |
| **Retail Class**  Planning Use code  Planning Restrictions. | | | | |  | | | | | | |
| **Location**Rural/ Edge of town/ central.  Any restrictions on access | | | | |  | | | | | | |
| **Site** - size, shape and topography (identify any potentially exempt areas on site plan) | | | | |  | | | | | | |
| **Car Parking**Provision of car parking | | | | |  | | | | | | |
| Competition/ comparables | | | | |  | | | | | | |
| **Building Construction**(m2)  Walls; Floor; Roof  Include age; use; quality; construction; purpose-built/ conversion; height to eaves; yard surface. | | | | |  | | Date Built | | | | |
| **Fish Display areas**(m2) surface type (tarmac/ chippings/ concrete/ Paviours) | | | | |  | | | | | | |
| **Tanks**note positioning, movability, and volume. | | | | |  | | | | | | |
| **Lagoons:**note positioning, size (m2), depth and lining. | | | | |  | | | | | | |
| **Land:**note any land (m2) used for display, storage, and that occupied under tanks/lagoons. Note age of lagoons and tanks. | | | | |  | | | | | | |
| **Ext. Photographs** Buildings, tanks, lagoons and display areas | | | | |  | | | | | | |
|  | | | | |  |  | |  |  |  | |
|  | **Building Internal**(m2) | Refurbished: Year |  | | | Fit out: Landlord/ Tenant | | | | |  |
|  | **Accommodation**  Finish of walls; floors; ceiling |  | | | | | | | | | |
|  | **Customer WCs**  Extent and Quality |  | | | | | | | | | |
|  | **Services** - heating energy source, fixed irrigation, mains drains, water source  Fire Precautions.  Security CCTV |  | | | | | | | | | |
|  | **Air Conditioning** (age) Cassette (note wattage) or ducted. Purpose.  Extent of area covered. Heating. Fuel. System |  | | | | | | | | | |
|  | **Plant and Machinery** Details of any items present should be noted. For rateability and valuation, reference should be made to the VOA Rating Cost Guide. Rating Manual: Section 5a - Plant and Machinery |  | | | | | | | | | |
|  | **Rental information** **-**  What buildings are included?  Date of commencement of this level of rent. Incentives  Contact details |  | | | | | | | | | |
|  | **Internal photographs** |  | | | | | | | | | |
|  | **General remarks** |  | | | | | | | | | |
|  | **Date of survey** |  | | **Survey by:** | |  | | | | | |
|  |  |  |  |  |  |  | |  |  |  |  |