



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Supermarket
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
Office	B1a		sqm	1750	£ per sqm	£0
Food Retail	A1	3000	sqm	3500	£ per sqm	£10,500,000
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£10,500,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	9000	sqm	353.6	£ per sqm	£3,182,400
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty **4.0%** **£127,296**

	Gross/Net					
Industrial	1.0	0	sqm	450	£ per sqm	£0
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	3000	sqm	600	£ per sqm	£1,800,000
Other Retail	1.0	0	sqm	500	£ per sqm	£0
Residential Inst	1.2	0	sqm	1200	£ per sqm	£0
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	0	sqm	1500	£ per sqm	£0
Agricultural	1.0	0	sqm	450	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£144,000	
Legal Fees			0.5%	GDV	£52,500	
Statutory Fees			0.6%	Build Cost	£10,800	
Sales/Marketing Costs			1.0%	GDV	£105,000	
Contingencies			5.0%	Build Cost	£90,000	
Planning Obligations			5	£ per Sqm	£15,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£343,229
Arrangement Fee	1.0%		Cost		£55,270	
Development Profit		17.5%	of GDV		£1,837,500	
Total Cost					£7,762,995	

POTENTIAL MARGIN FOR CIL **£2,737,005**
POTENTIAL CIL RATE PER SQ METRE **£912**



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Supermarket
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,000 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
Office	B1a		sqm	1750	£ per sqm	£0
Food Retail	A1	3000	sqm	3500	£ per sqm	£10,500,000
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£10,500,000**

Development Costs					
Land	Plot Ratio				
Industrial	200%	0	sqm		£0
Office	200%	0	sqm		£0
Food Retail	300%	9000	sqm	392.8	£3,535,200
Other Retail	150%	0	sqm		£0
Residential Inst	150%	0	sqm		£0
Hotels	200%	0	sqm		£0
Community	150%	0	sqm		£0
Leisure	300%	0	sqm		£0
Agricultural	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	0%	0	sqm		£0

Construction Stamp Duty **4.0%** **£141,408**

	Gross/Net				
Industrial	1.0	0	sqm	450	£0
Office	1.2	0	sqm	1600	£0
Food Retail	1.0	3000	sqm	600	£1,800,000
Other Retail	1.0	0	sqm	500	£0
Residential Inst	1.2	0	sqm	1200	£0
Hotels	1.2	0	sqm	1300	£0
Community	1.0	0	sqm	1000	£0
Leisure	1.0	0	sqm	1500	£0
Agricultural	1.0	0	sqm	450	£0
Blank	1.0	0	sqm		£0
Blank	1.0	0	sqm		£0
Blank	0.0	0	sqm		£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£144,000
Legal Fees		0.5%	GDV	£52,500
Statutory Fees		0.6%	Build Cost	£10,800
Sales/Marketing Costs		1.0%	GDV	£105,000
Contingencies		5.0%	Build Cost	£90,000
Planning Obligations		5	£ per Sqm	£15,000
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	Month Sale Void
Development Profit		17.5%	of GDV	
Total Cost				£8,162,079

POTENTIAL MARGIN FOR CIL **£2,337,921**
POTENTIAL CIL RATE PER SQ METRE **£779**



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Supermarket
BASE LAND VALUE SCENARIO	Market Comparable
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
Office	B1a		sqm	1750	£ per sqm	£0
Food Retail	A1	3000	sqm	3500	£ per sqm	£10,500,000
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£10,500,000

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	9000	sqm	700	£ per sqm	£6,300,000
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction

Stamp Duty

4.0%

£252,000

	Gross/Net					
Industrial	1.0	0	sqm	450	£ per sqm	£0
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	3000	sqm	600	£ per sqm	£1,800,000
Other Retail	1.0	0	sqm	500	£ per sqm	£0
Residential Inst	1.2	0	sqm	1200	£ per sqm	£0
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	0	sqm	1500	£ per sqm	£0
Agricultural	1.0	0	sqm	450	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£144,000	
Legal Fees			0.5%	GDV	£52,500	
Statutory Fees			0.6%	Build Cost	£10,800	
Sales/Marketing Costs			1.0%	GDV	£105,000	
Contingencies			5.0%	Build Cost	£90,000	
Planning Obligations			5	£ per Sqm	£15,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£595,100
Arrangement Fee	1.0%		Cost		£87,693	
Development Profit		17.5%	of GDV		£1,837,500	
Total Cost					£11,289,593	

POTENTIAL MARGIN FOR CIL

-£789,593

POTENTIAL CIL RATE PER SQ METRE

-£263