



# General Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Roadside Retail Unit
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	300 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		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	2000	£ per sqm	£600,000
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** **£600,000**

## Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	450	sqm	51.85	£ per sqm	£23,333
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 **1.0%** **£233**

	Gross/Net					
Industrial	1.0	0	sqm	450	£ per sqm	£0
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	300	sqm	500	£ per sqm	£150,000
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	£12,000	
Legal Fees			0.5%	GDV	£3,000	
Statutory Fees			0.6%	Build Cost	£900	
Sales/Marketing Costs			1.0%	GDV	£6,000	
Contingencies			5.0%	Build Cost	£7,500	
Planning Obligations			5	£ per Sqm	£1,500	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£8,857
Arrangement Fee	1.0%		Cost		£2,045	
Development Profit			17.5%	of GDV	£105,000	
<b>Total Cost</b>					<b>£320,368</b>	

**POTENTIAL MARGIN FOR CIL** **£279,632**  
**POTENTIAL CIL RATE PER SQ METRE** **£932**



# General Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Roadside Retail Unit
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	300 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		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	2000	£ per sqm	£600,000
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

**£600,000**

## Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	450	sqm	91.05	£ per sqm	£40,973
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

1.0%

£410

	Gross/Net					
Industrial	1.0	0	sqm	450	£ per sqm	£0
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	300	sqm	500	£ per sqm	£150,000
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	£12,000
Legal Fees		0.5%	GDV	£3,000
Statutory Fees		0.6%	Build Cost	£900
Sales/Marketing Costs		1.0%	GDV	£6,000
Contingencies		5.0%	Build Cost	£7,500
Planning Obligations		5	£ per Sqm	£1,500
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£2,223
Development Profit		17.5%	of GDV	£105,000
<b>Total Cost</b>				<b>£339,746</b>

## POTENTIAL MARGIN FOR CIL

**£260,254**

## POTENTIAL CIL RATE PER SQ METRE

**£868**



# General Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Roadside Retail Unit
<b>BASE LAND VALUE SCENARIO</b>	Market Comparable
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	300 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		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	2000	£ per sqm	£600,000
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

**£600,000**

## Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	450	sqm	100	£ per sqm	£45,000
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

1.0%

£450

	Gross/Net					
Industrial	1.0	0	sqm	450	£ per sqm	£0
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	300	sqm	500	£ per sqm	£150,000
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	£12,000	
Legal Fees			0.5%	GDV	£3,000	
Statutory Fees			0.6%	Build Cost	£900	
Sales/Marketing Costs			1.0%	GDV	£6,000	
Contingencies			5.0%	Build Cost	£7,500	
Planning Obligations			5	£ per Sqm	£1,500	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£10,557
Arrangement Fee	1.0%		Cost		£2,264	
Development Profit			17.5%	of GDV	£105,000	
<b>Total Cost</b>					<b>£344,171</b>	

## POTENTIAL MARGIN FOR CIL

**£255,829**

## POTENTIAL CIL RATE PER SQ METRE

**£853**