



General Retail Viability Appraisal

DEVELOPMENT TYPE	Small Shop
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	100 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm		£ per sqm	£0
Food Retail	A1		sqm		£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	100	sqm	2000	£ per sqm	£200,000
Residential Inst	C2		sqm		£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£200,000

Development Costs

Land	Plot Ratio					
Industrial	0%	0	sqm		£ per sqm	£0
Office	300%	0	sqm		£ per sqm	£0
Food Retail	100%	0	sqm		£ per sqm	£0
Other Retail	100%	100	sqm	51	£ per sqm	£5,090
Residential Inst	300%	0	sqm		£ per sqm	£0
Hotels	0%	0	sqm		£ per sqm	£0
Community	0%	0	sqm		£ per sqm	£0
Leisure	0%	0	sqm		£ per sqm	£0
Agricultural	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction

Stamp Duty

1.0%

£51

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Office	1.0	0	sqm		£ per sqm	£0
Food Retail	1.0	0	sqm		£ per sqm	£0
Other Retail	1.0	100	sqm	900	£ per sqm	£90,000
Residential Inst	1.0	0	sqm		£ per sqm	£0
Hotels	0.0	0	sqm	0	£ per sqm	£0
Community	0.0	0	sqm	0	£ per sqm	£0
Leisure	0.0	0	sqm	0	£ per sqm	£0
Agricultural	0.0	0	sqm	0	£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Blank	0.0	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	£7,200	
Legal Fees			0.5%	GDV	£1,000	
Statutory Fees			0.6%	Build Cost	£540	
Sales/Marketing Costs			1.0%	GDV	£2,000	
Contingencies			5.0%	Build Cost	£4,500	
Planning Obligations			5	£ per Sqm	£500	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£4,506
Arrangement Fee	1.0%		Cost		£1,109	
Development Profit			17.5%	of GDV	£35,000	
Total Cost					£151,496	

POTENTIAL MARGIN FOR CIL

£48,504

POTENTIAL CIL RATE PER SQ METRE

£485



General Retail Viability Appraisal

DEVELOPMENT TYPE	General Retail Small Scale
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	100 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm		£ per sqm	£0
Food Retail	A1		sqm		£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	100	sqm	2000	£ per sqm	£200,000
Residential Inst	C2		sqm		£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£200,000

Development Costs

Land	Plot Ratio					
Industrial	0%	0	sqm		£ per sqm	£0
Office	300%	0	sqm		£ per sqm	£0
Food Retail	150%	0	sqm		£ per sqm	£0
Other Retail	100%	100	sqm	75	£ per sqm	£7,500
Residential Inst	300%	0	sqm		£ per sqm	£0
Hotels	0%	0	sqm		£ per sqm	£0
Community	0%	0	sqm		£ per sqm	£0
Leisure	0%	0	sqm		£ per sqm	£0
Agricultural	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction

Stamp Duty

1.0%

£75

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Office	1.0	0	sqm	682	£ per sqm	£0
Food Retail	1.0	0	sqm	950	£ per sqm	£0
Other Retail	1.0	100	sqm	900	£ per sqm	£90,000
Residential Inst	1.0	0	sqm	989	£ per sqm	£0
Hotels	0.0	0	sqm	0	£ per sqm	£0
Community	0.0	0	sqm	0	£ per sqm	£0
Leisure	0.0	0	sqm	0	£ per sqm	£0
Agricultural	0.0	0	sqm	0	£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Blank	0.0	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	£7,200	
Legal Fees			0.5%	GDV	£1,000	
Statutory Fees			0.6%	Build Cost	£540	
Sales/Marketing Costs			1.0%	GDV	£2,000	
Contingencies			5.0%	Build Cost	£4,500	
Planning Obligations			5	£ per Sqm	£500	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£4,696
Arrangement Fee	1.0%		Cost		£1,133	
Development Profit			17.5%	of GDV	£35,000	
Total Cost					£154,144	

POTENTIAL MARGIN FOR CIL

£45,856

POTENTIAL CIL RATE PER SQ METRE

£459



General Retail Viability Appraisal

DEVELOPMENT TYPE	Roadside Retail Unit
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	500 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	500	sqm	2000	£ per sqm	£1,000,000
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£1,000,000**

Development Costs						
Land	Plot Ratio					
Industrial	0%	0	sqm		£ per sqm	£0
Office	300%	0	sqm		£ per sqm	£0
Food Retail	150%	0	sqm		£ per sqm	£0
Other Retail	150%	750	sqm	51	£ per sqm	£38,175
Residential Inst	300%	0	sqm		£ per sqm	£0
Hotels	0%	0	sqm		£ per sqm	£0
Community	0%	0	sqm		£ per sqm	£0
Leisure	0%	0	sqm		£ per sqm	£0
Agricultural	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty 1.0% £382

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Office	1.0	0	sqm		£ per sqm	£0
Food Retail	1.0	0	sqm		£ per sqm	£0
Other Retail	1.0	500	sqm	900	£ per sqm	£450,000
Residential Inst	1.0	0	sqm		£ per sqm	£0
Hotels	0.0	0	sqm	0	£ per sqm	£0
Community	0.0	0	sqm	0	£ per sqm	£0
Leisure	0.0	0	sqm	0	£ per sqm	£0
Agricultural	0.0	0	sqm	0	£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Blank	0.0	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	£36,000		
Legal Fees		0.5%	GDV	£5,000		
Statutory Fees		0.6%	Build Cost	£2,700		
Sales/Marketing Costs		1.0%	GDV	£10,000		
Contingencies		5.0%	Build Cost	£22,500		
Planning Obligations		5	£ per Sqm	£2,500		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£23,531
Arrangement Fee	1.0%		Cost		£5,673	
Development Profit		17.5%	of GDV		£175,000	
Total Cost					£771,460	

POTENTIAL MARGIN FOR CIL **£228,540**
POTENTIAL CIL RATE PER SQ METRE **£457**



General Retail Viability Appraisal

DEVELOPMENT TYPE	General Retail Small Scale
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	500 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	500	sqm	2000	£ per sqm	£1,000,000
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£1,000,000**

Development Costs

Land	Plot Ratio					
Industrial	0%	0	sqm		£ per sqm	£0
Office	300%	0	sqm		£ per sqm	£0
Food Retail	150%	0	sqm		£ per sqm	£0
Other Retail	150%	750	sqm	75	£ per sqm	£56,250
Residential Inst	300%	0	sqm		£ per sqm	£0
Hotels	0%	0	sqm		£ per sqm	£0
Community	0%	0	sqm		£ per sqm	£0
Leisure	0%	0	sqm		£ per sqm	£0
Agricultural	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **£563**

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Office	1.0	0	sqm		£ per sqm	£0
Food Retail	1.0	0	sqm		£ per sqm	£0
Other Retail	1.0	500	sqm	900	£ per sqm	£450,000
Residential Inst	1.0	0	sqm		£ per sqm	£0
Hotels	0.0	0	sqm	0	£ per sqm	£0
Community	0.0	0	sqm	0	£ per sqm	£0
Leisure	0.0	0	sqm	0	£ per sqm	£0
Agricultural	0.0	0	sqm	0	£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Blank	0.0	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	£36,000		
Legal Fees		0.5%	GDV	£5,000		
Statutory Fees		0.6%	Build Cost	£2,700		
Sales/Marketing Costs		1.0%	GDV	£10,000		
Contingencies		5.0%	Build Cost	£22,500		
Planning Obligations		5	£ per Sqm	£2,500		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£24,949
Arrangement Fee	1.0%		Cost		£5,855	
Development Profit		17.5%	of GDV		£175,000	
Total Cost				£791,316		

POTENTIAL MARGIN FOR CIL **£208,684**
POTENTIAL CIL RATE PER SQ METRE **£417**