



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Food Retail Small Scale
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	150 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Retail Warehouse			sqm	3000	£ per sqm	£0
Food Retail	A1	150	sqm	2750	£ per sqm	£412,500
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	3500	£ 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 **£412,500**

Development Costs

Land	Plot Ratio					
Industrial	0%	0	sqm		£ per sqm	£0
Retail Warehouse	300%	0	sqm		£ per sqm	£0
Food Retail	200%	300	sqm	354	£ per sqm	£106,170
Other Retail	150%	0	sqm		£ per sqm	£0
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** **£1,062**

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Retail Warehouse	1.0	0	sqm	682	£ per sqm	£0
Food Retail	1.0	150	sqm	950	£ per sqm	£142,500
Other Retail	1.0	0	sqm	900	£ per sqm	£0
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	£11,400	
Legal Fees			0.5%	GDV	£2,063	
Statutory Fees			0.6%	Build Cost	£855	
Sales/Marketing Costs			1.0%	GDV	£4,125	
Contingencies			5.0%	Build Cost	£7,125	
Planning Obligations			5	£ per Sqm	£750	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£14,887
Arrangement Fee	1.0%		Cost		£2,760	
Development Profit		17.5%	of GDV		£72,188	
Total Cost					£365,884	

POTENTIAL MARGIN FOR CIL **£46,616**
POTENTIAL CIL RATE PER SQ METRE **£311**



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BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	150 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Retail Warehouse			sqm	3000	£ per sqm	£0
Food Retail	A1	150	sqm	2750	£ per sqm	£412,500
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	3500	£ 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 **£412,500**

Development Costs					
Land	Plot Ratio				
Industrial	0%	0	sqm		£0
Retail Warehouse	300%		sqm		£0
Food Retail	200%	300	sqm	378	£113,400
Other Retail	150%	0	sqm		£0
Residential Inst	300%	0	sqm		£0
Hotels	0%	0	sqm		£0
Community	0%	0	sqm		£0
Leisure	0%	0	sqm		£0
Agricultural	0%	0	sqm		£0
Blank	0%	0	sqm		£0
Blank	0%	0	sqm		£0
Blank	0%	0	sqm		£0

Construction Stamp Duty 1.0% £1,134

	Gross/Net				
Industrial	0.0	0	sqm	0	£0
Retail Warehouse	1.0	0	sqm	682	£0
Food Retail	1.0	150	sqm	950	£142,500
Other Retail	1.0	0	sqm	900	£0
Residential Inst	1.0	0	sqm	989	£0
Hotels	0.0	0	sqm	0	£0
Community	0.0	0	sqm	0	£0
Leisure	0.0	0	sqm	0	£0
Agricultural	0.0	0	sqm	0	£0
Blank	0.0	0	sqm		£0
Blank	0.0	0	sqm		£0
Blank	0.0	0	sqm		£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£11,400
Legal Fees		0.5%	GDV	£2,063
Statutory Fees		0.6%	Build Cost	£855
Sales/Marketing Costs		1.0%	GDV	£4,125
Contingencies		5.0%	Build Cost	£7,125
Planning Obligations		5	£ per Sqm	£750
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£2,834
Development Profit		17.5%	of GDV	£72,188
Total Cost				£373,827

POTENTIAL MARGIN FOR CIL **£38,673**
POTENTIAL CIL RATE PER SQ METRE **£258**



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Food Retail Small Scale
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	750 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Retail Warehouse			sqm	3000	£ per sqm	£0
Food Retail	A1	750	sqm	2750	£ per sqm	£2,062,500
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
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 **£2,062,500**

Development Costs

Land	Plot Ratio					
Industrial	0%	0	sqm		£ per sqm	£0
Retail Warehouse	300%	0	sqm		£ per sqm	£0
Food Retail	200%	1500	sqm	360	£ per sqm	£540,000
Other Retail	150%	0	sqm		£ per sqm	£0
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** **4.0%** **£21,600**

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Retail Warehouse	1.0	0	sqm	682	£ per sqm	£0
Food Retail	1.0	750	sqm	950	£ per sqm	£712,500
Other Retail	1.0	0	sqm	900	£ per sqm	£0
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	£57,000	
Legal Fees			0.5%	GDV	£10,313	
Statutory Fees			0.6%	Build Cost	£4,275	
Sales/Marketing Costs			1.0%	GDV	£20,625	
Contingencies			5.0%	Build Cost	£35,625	
Planning Obligations			5	£ per Sqm	£3,750	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£76,412
Arrangement Fee	1.0%		Cost		£14,057	
Development Profit		17.5%	of GDV		£360,938	

Total Cost **£1,857,094**

POTENTIAL MARGIN FOR CIL **£205,406**
POTENTIAL CIL RATE PER SQ METRE **£274**



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DEVELOPMENT TYPE	Food Retail Small Scale
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	750 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Retail Warehouse			sqm	3000	£ per sqm	£0
Food Retail	A1	750	sqm	2750	£ per sqm	£2,062,500
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
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 **£2,062,500**

Development Costs

Land	Plot Ratio					
Industrial	0%	0	sqm		£ per sqm	£0
Retail Warehouse	300%	0	sqm		£ per sqm	£0
Food Retail	200%	1500	sqm	396	£ per sqm	£594,000
Other Retail	150%	0	sqm		£ per sqm	£0
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** **4.0%** **£23,760**

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Retail Warehouse	1.0	0	sqm	682	£ per sqm	£0
Food Retail	1.0	750	sqm	950	£ per sqm	£712,500
Other Retail	1.0	0	sqm	900	£ per sqm	£0
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	£57,000
Legal Fees		0.5%	GDV	£10,313
Statutory Fees		0.6%	Build Cost	£4,275
Sales/Marketing Costs		1.0%	GDV	£20,625
Contingencies		5.0%	Build Cost	£35,625
Planning Obligations		5	£ per Sqm	£3,750
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£14,618
Development Profit		17.5%	of GDV	£360,938
Total Cost				£1,918,178

POTENTIAL MARGIN FOR CIL **£144,322**
POTENTIAL CIL RATE PER SQ METRE **£192**