



# Food Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Food Retail Medium Scale
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Districtwide
<b>DEVELOPMENT DETAILS</b>	1,500 Sqm Total Floorspace

## Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm		£ per sqm	£0
Food Retail	A1	1500	sqm	2750	£ per sqm	£4,125,000
Other Retail	A 1 A2 A3 A4 A5		sqm		£ 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** **£4,125,000**

## Development Costs

<b>Land</b>	<b>Plot Ratio</b>					
Industrial	0%	0	sqm		£ per sqm	£0
Office	300%	0	sqm		£ per sqm	£0
Food Retail	200%	3000	sqm	354	£ per sqm	£1,061,700
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%** **£42,468**

	<b>Gross/Net</b>					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Office	1.0	0	sqm	682	£ per sqm	£0
Food Retail	1.0	1500	sqm	950	£ per sqm	£1,425,000
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	£114,000		
Legal Fees		0.5%	GDV	£20,625		
Statutory Fees		0.6%	Build Cost	£8,550		
Sales/Marketing Costs		1.0%	GDV	£41,250		
Contingencies		5.0%	Build Cost	£71,250		
Planning Obligations		5	£ per Sqm	£7,500		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£151,346
Arrangement Fee	1.0%		Cost		£27,923	
Development Profit		17.5%	of GDV		£721,875	

**Total Cost** **£3,693,487**

**POTENTIAL MARGIN FOR CIL** **£431,513**  
**POTENTIAL CIL RATE PER SQ METRE** **£288**



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<b>DEVELOPMENT DETAILS</b>	1,500 Sqm Total Floorspace

## Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm		£ per sqm	£0
Food Retail	A1	1500	sqm	2750	£ per sqm	£4,125,000
Other Retail	A 1 A2 A3 A4 A5		sqm		£ 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** **£4,125,000**

## Development Costs

<b>Land</b>	<b>Plot Ratio</b>					
Industrial	0%	0	sqm		£ per sqm	£0
Office	300%	0	sqm		£ per sqm	£0
Food Retail	200%	3000	sqm	396	£ per sqm	£1,188,000
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%** **£47,520**

	<b>Gross/Net</b>					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Office	1.0	0	sqm	682	£ per sqm	£0
Food Retail	1.0	1500	sqm	950	£ per sqm	£1,425,000
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	£114,000
Legal Fees		0.5%	GDV	£20,625
Statutory Fees		0.6%	Build Cost	£8,550
Sales/Marketing Costs		1.0%	GDV	£41,250
Contingencies		5.0%	Build Cost	£71,250
Planning Obligations		5	£ per Sqm	£7,500
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£29,237
Development Profit		17.5%	of GDV	£721,875
<b>Total Cost</b>				<b>£3,836,357</b>

**POTENTIAL MARGIN FOR CIL** **£288,643**  
**POTENTIAL CIL RATE PER SQ METRE** **£192**



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<b>DEVELOPMENT TYPE</b>	Food Retail Medium Scale
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Districtwide
<b>DEVELOPMENT DETAILS</b>	2,000 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	2000	sqm	2750	£ per sqm	£5,500,000
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ 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** **£5,500,000**

## Development Costs

<b>Land</b>	<b>Plot Ratio</b>					
Industrial	0%	0	sqm		£ per sqm	£0
Office	300%	0	sqm		£ per sqm	£0
Food Retail	200%	4000	sqm	360	£ per sqm	£1,440,000
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%** **£57,600**

	<b>Gross/Net</b>					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Office	1.0	0	sqm	682	£ per sqm	£0
Food Retail	1.0	2000	sqm	950	£ per sqm	£1,900,000
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	£152,000	
Legal Fees			0.5%	GDV	£27,500	
Statutory Fees			0.6%	Build Cost	£11,400	
Sales/Marketing Costs			1.0%	GDV	£55,000	
Contingencies			5.0%	Build Cost	£95,000	
Planning Obligations			5	£ per Sqm	£10,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£203,766
Arrangement Fee	1.0%		Cost		£37,485	
Development Profit		17.5%	of GDV		£962,500	

**Total Cost** **£4,952,251**

**POTENTIAL MARGIN FOR CIL** **£547,749**  
**POTENTIAL CIL RATE PER SQ METRE** **£274**



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<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Districtwide
<b>DEVELOPMENT DETAILS</b>	2,000 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	2000	sqm	2750	£ per sqm	£5,500,000
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ 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** **£5,500,000**

## Development Costs

<b>Land</b>	<b>Plot Ratio</b>					
Industrial	0%	0	sqm		£ per sqm	£0
Office	300%	0	sqm		£ per sqm	£0
Food Retail	200%	4000	sqm	396	£ per sqm	£1,584,000
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%** **£63,360**

	<b>Gross/Net</b>					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Office	1.0	0	sqm	682	£ per sqm	£0
Food Retail	1.0	2000	sqm	950	£ per sqm	£1,900,000
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	£152,000	
Legal Fees			0.5%	GDV	£27,500	
Statutory Fees			0.6%	Build Cost	£11,400	
Sales/Marketing Costs			1.0%	GDV	£55,000	
Contingencies			5.0%	Build Cost	£95,000	
Planning Obligations			5	£ per Sqm	£10,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£215,399
Arrangement Fee	1.0%		Cost		£38,983	
Development Profit		17.5%	of GDV		£962,500	

**Total Cost** **£5,115,142**

**POTENTIAL MARGIN FOR CIL** **£384,858**  
**POTENTIAL CIL RATE PER SQ METRE** **£192**