



# Food Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Superstore
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Districtwide
<b>DEVELOPMENT DETAILS</b>	7,500 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm	3000	£ per sqm	£0
Food Retail	A1	7500	sqm	3500	£ per sqm	£26,250,000
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
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**Development Value** **£26,250,000**

Development Costs					
Land	Plot Ratio				
Industrial	0%	0	sqm		£0
Office	300%	0	sqm		£0
Food Retail	300%	22500	sqm	360	£8,100,000
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**  **£324,000**

	Gross/Net				
Industrial	0.0	0	sqm	0	£0
Office	1.0	0	sqm		£0
Food Retail	1.0	7500	sqm	989	£7,417,500
Other Retail	1.0	0	sqm		£0
Residential Inst	1.0	0	sqm		£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	£593,400
Legal Fees		0.5%	GDV	£131,250
Statutory Fees		0.6%	Build Cost	£44,505
Sales/Marketing Costs		1.0%	GDV	£262,500
Contingencies		5.0%	Build Cost	£370,875
Planning Obligations		5	£ per Sqm	£37,500
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£172,815
Development Profit		17.5%	of GDV	£4,593,750
<b>Total Cost</b>				<b>£23,046,533</b>

**POTENTIAL MARGIN FOR CIL** **£3,203,467**  
**POTENTIAL CIL RATE PER SQ METRE** **£427**



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<b>DEVELOPMENT DETAILS</b>	7,500 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm		£ per sqm	£0
Food Retail	A1	7500	sqm	3500	£ per sqm	£26,250,000
Other Retail	A 1 A2 A3 A4 A5		sqm		£ per sqm	£0
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
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**Development Value** **£26,250,000**

Development Costs						
Land	Plot Ratio					
Industrial	0%	0	sqm		£ per sqm	£0
Office	300%	0	sqm		£ per sqm	£0
Food Retail	300%	22500	sqm	396	£ per sqm	£8,910,000
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%** **£356,400**

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Office	1.0	0	sqm		£ per sqm	£0
Food Retail	1.0	7500	sqm	989	£ per sqm	£7,417,500
Other Retail	1.0	0	sqm		£ per sqm	£0
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	£593,400	
Legal Fees			0.5%	GDV	£131,250	
Statutory Fees			0.6%	Build Cost	£44,505	
Sales/Marketing Costs			1.0%	GDV	£262,500	
Contingencies			5.0%	Build Cost	£370,875	
Planning Obligations			5	£ per Sqm	£37,500	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£1,063,878
Arrangement Fee	1.0%		Cost		£181,239	
Development Profit			17.5%	of GDV	£4,593,750	
<b>Total Cost</b>					<b>£23,962,797</b>	

**POTENTIAL MARGIN FOR CIL** **£2,287,203**  
**POTENTIAL CIL RATE PER SQ METRE** **£305**