



General Retail Viability Appraisal

DEVELOPMENT TYPE	General Retail Large Scale
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	5,000 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Retail Warehouse		5000	sqm	3000	£ per sqm	£15,000,000
Food Retail	A1		sqm		£ per sqm	£0
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
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£15,000,000**

Development Costs						
Land	Plot Ratio					
Industrial	0%	0	sqm	0	£ per sqm	£0
Retail Warehouse	300%	15000	sqm	354	£ per sqm	£5,308,500
Food Retail	300%	0	sqm		£ per sqm	£0
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%** **£212,340**

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Retail Warehouse	1.0	5000	sqm	682	£ per sqm	£3,410,000
Food Retail	1.0	0	sqm	950	£ per sqm	£0
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	£272,800		
Legal Fees		0.5%	GDV	£75,000		
Statutory Fees		0.6%	Build Cost	£20,460		
Sales/Marketing Costs		1.0%	GDV	£150,000		
Contingencies		5.0%	Build Cost	£170,500		
Planning Obligations		5	£ per Sqm	£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£588,075
Arrangement Fee	1.0%		Cost		£96,196	
Development Profit		17.5%	of GDV		£2,625,000	
Total Cost					£12,928,871	

POTENTIAL MARGIN FOR CIL **£2,071,129**
POTENTIAL CIL RATE PER SQ METRE **£414**



General Retail Viability Appraisal

DEVELOPMENT TYPE	General Retail Large Scale
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	1 Districtwide
DEVELOPMENT DETAILS	5,000 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Retail Warehouse	B1a	5000	sqm	3000	£ per sqm	£15,000,000
Food Retail	A1		sqm		£ per sqm	£0
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
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£15,000,000**

Development Costs						
Land	Plot Ratio					
Industrial	0%	0	sqm	0	£ per sqm	£0
Retail Warehouse	300%	15000	sqm	378	£ per sqm	£5,670,000
Food Retail	300%	0	sqm		£ per sqm	£0
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% £226,800

	Gross/Net					
Industrial	0.0	0	sqm	0	£ per sqm	£0
Retail Warehouse	1.0	5000	sqm	682	£ per sqm	£3,410,000
Food Retail	1.0	0	sqm		£ per sqm	£0
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	£272,800
Legal Fees		0.5%	GDV	£75,000
Statutory Fees		0.6%	Build Cost	£20,460
Sales/Marketing Costs		1.0%	GDV	£150,000
Contingencies		5.0%	Build Cost	£170,500
Planning Obligations		5	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	Month Sale Void
Development Profit		17.5%	of GDV	£617,281
Total Cost				£99,956
				£2,625,000
				£13,337,797

POTENTIAL MARGIN FOR CIL **£1,662,203**
POTENTIAL CIL RATE PER SQ METRE **£332**