

Commercial Viability Appraisal

SITE LOCATION	Western Harbour Arm	
DEVELOPMENT SCENARIO	Brownfield	Greenfield or Brownfield
NET DEVELOPABLE SITE AREA	0	Ha
DEVELOPMENT DETAILS	11512	Sqm Total Floorspace

Development Value		Net Lettable Area	Sales Value		
Industrial	B1b B1c B2 B8	6500	915	£ per sqm	£5,947,500
Office	B1a	0	0	£ per sqm	£0
Food Retail	A1	2300	3500	£ per sqm	£8,050,000
Other Retail	A 1 A2 A3 A4 A5	2712	2000	£ per sqm	£5,424,000
Residential Inst	C2	0	0	£ per sqm	£0
Hotels	C3	0	0	£ per sqm	£0
Community	D1	0	0	£ per sqm	£0
Leisure	D2	0	0	£ per sqm	£0
Agricultural		0	0	£ per sqm	£0
Sui Generis		0	0	£ per sqm	£0
Sui Generis		0	0	£ per sqm	£0
Total Development Value					£19,421,500

Development Costs		Site Area	Land Value		
Industrial		0	0	£ per Ha	£0
Office		0	0	£ per Ha	£0
Food Retail		0	0	£ per Ha	£0
Other Retail		0	0	£ per Ha	£0
Residential Inst		0	0	£ per Ha	£0
Hotels		0	0	£ per Ha	£0
Community		0	0	£ per Ha	£0
Leisure		0	0	£ per Ha	£0
Agricultural		0	0	£ per Ha	£0
0		0	0	£ per Ha	£0
0		0	0	£ per Ha	£0
Total Land Cost					£0

Construction		Gross Internal Area	Construction Rate	CIL Rate		
Industrial		6500	668	0	£4,342,000	
Office		0	0	0	£0	
Food Retail		2300	1372	100	£3,155,600	
Other Retail		2712	938	100	£2,543,856	
Residential Inst		0	0	0	£0	
Hotels		0	0	0	£0	
Community		0	0	0	£0	
Leisure		0	0	0	£0	
Agricultural		0	0	0	£0	
0		0	0	0	£0	
0		0	0	0	£0	
Total Construction Cost					£10,041,456	

Abnormal Costs		0		£0		
Professional Fees @		8.0%	of Construction Cost	£803,316		
Legal Fees		0.5%	of Gross Development Value	£97,108		
Statutory Fees		0.6%	of Construction Cost	£60,249		
Sales/Marketing Costs		2.0%	of Gross Development Value	£388,430		
Contingencies		5.0%	of Construction Cost	£502,073		
Planning Obligations		0	£ per sqm	£0		
CIL				£501,200		
Interest @	5.0%	12	Month Build	3	Mth Sale Void	£398,810
Arrangement Fee	1.0%		of Total Costs		£224,353	
Development Profit		17.5%	of Gross Development Value		£3,398,763	
Total Costs					£16,415,757	

VIABILITY MARGIN **£3,005,743**