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Option 2**

**Revenue**

	<u>Area Sqft</u>	<u>Rental rate</u>		<u>Rent fpa</u>
Unit 1	2000		13	£ 26,000.00
Unit 2	1000		13	£ 13,000.00
Unit 3	1000		13	£ 13,000.00
Unit 4	1000		13	£ 13,000.00
Unit 5	2500		16	£ 40,000.00
Unit 6	2175		15	£ 32,625.00
Unit 7	1250		17.5	£ 21,875.00
Unit 8	1000		17.5	£ 17,500.00
Unit 9	1500		17.5	£ 26,250.00
		Gross Annual income		£ 203,250.00
		less voids @ 5%		-£ 10,162.50
		Net annual income		£ 193,087.50

Site sale to Supermarket  
26 flats to Housing Association  
Total Revenue

4,399,950

**Costs**

Site Purchase		£	-	
Prelims		£	512,976.00	
Demolition		£	124,200.00	
Provisional Sums		£	913,015.00	
Substructure		£	218,260.00	
Superstructure		£	2,388,602.00	
Site Prep		£	373,527.00	
Surface Treatment		£	235,552.00	
Site enclosure and division		£	155,712.00	
Fittings and furnishings		£	27,000.00	
Drainage		£	170,105.00	
External services		£	86,579.00	
Shopfront		£	75,000.00	
Contingency	at 5%	£	264,026.40	
Inflation	at 4%	£	211,221.12	
Architect	at 3%	£	158,415.84	
QS	at 1.5%	£	79,207.92	
Engineer	at 1.25%	£	66,006.60	
Surveys		£	55,000.00	Build Costs
				6,114,406
Letting agents fees		15% £	30,487.50	
Letting legals		10% £	20,325.00	
Sale legals		1% £	43,999.50	Fees
Finance	On 50% of build costs @ 6%			94,812
				183,432

**PROFIT/ LOSS Cost of Retail**

<b>Development</b>	<b>-1,992,700</b>
Profit/ Loss on costs	-31.17%
Income pa.	193,088
Interest pa	- 119,562
excess	73,526
Income yield on costs	9.69%