

Rental value of premises (assuming in good condition):

	Sq ft	£ psf	
Yard	186	0.5	93
Ground floor (storage)	941	8	7528
First floor (offices)	665	12	7980
Roof space ("office")	162	5	810
			<hr/> 16411
less for alienation restriction		10%	<hr/> -1641.1
		Annual rent	£14,769.90
		SAY	£14,770 pa

Works required**Externally**

New 'lean to' roofs to ground floor with insulated ply panels and a single ply membrane finish. Extended to both sides of the building.	£3,600
Take down roof structure in rear yard and make good.	£300
Install new external bulkhead light fitting	£120
Replace 6no pantiles, overhall roof including new felt at eaves and scaffolding	£2,800
Carry out re-pointing to open joints to front elevation using sympathetically coloured lime mortar	£298
Upgrade existing windows with new double glazing units in existing casement and 3no new fixed pane lights to replace rotten/inappropriate window. New sliding glass doors to front elevation	£5,000
Juliet' glass balustrade balcony	£2,000
Allow £250 to repair front doors	£250
	<hr/> £14,368

Internally - Ground floor

Reduce existing ground by approximately 120mm to create level area to rear to allow main doors to open	£2,800
Lay 100mm concrete floor on visqueen on DPM blinding on 100mm hardcore. Include 1 in 10 concrete ramp in front section between existing external doors and new doors.	£3,200
Relay existing soil pipe under floor with concrete surround	£250
Lay concrete open channel inside existing walls to collect rainwater. Connect channel gully to exst external BIG on right hand wall. Connect channel to repositioned SVP on left hand wall.	£400
Powerfloat floor and concrete floor paint and platform shutters and ramps	£2,500
New B-fold doors and section of wall	£4,500

New MF system ceiling and make good insulation	£3,000
Construct cavity wall in 100mm dense concrete block ext & It wt block intern skin. Plaster & skim walls. Metal stud and aquapanel insulated behind including back wall	£5,000
	£21,650

Services

Electical installation including new consumer unit. Install new ring main in accordance with latest regulations of the IEE. Install 10no twin socket outlets. Install 10 new pendant lights on dimmers. Install electric hot air curtain above doorway.	£3,000
Allow Provisional Sum of £3000 for new light fittings	£3,000
Disconnect existing boiler, install new combi condensing boiler, powerflush and existing radiators plus 5no new radiator	£6,000
	£12,000

General Decoration

Decoration throughout, including external. Rubdown and prepare all walls and ceiling areas. Apply damp seal primer to all walls and ceiling areas. Apply two coats of white emulsion paints to walls and ceilings. Rub down and prepare woodwork and apply two coats of eggshell paint.	£5,000
	£5,000

Total costs (exc VAT) £53,018

Prelims & overheads including scaffolding	£12,000.00
Contingency	£5,000.00

Total project cost (exc VAT) £70,018.00

Project cost spread over **16** years @ **6.5%** £7,168.27

NET RENT £7,601.73

SAY	£7,600 pa
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Rent agreed £ 500

Abatement required to let property £7,100 pa

Capital value of abatement @ **8% £62,845**