

Table 1

Site construction for 150 square metres (rough estimate at the higher end as we do not have a design yet)		Estimated costs	Paid 2020	Paid 2021	Paid 2022	
Surveyor		£5000.00				
Architect		£20000.00				
Legal Fees		£7000.00				
Building Permissions		£15000.00		£396.00		
Ground Work and Surface of Drive		£20000.00				
Drainage		£10000.00				
Sewage		£5000.00				
Electrical & WiFi		£10000.00				
POS System & IT		£2500.00			£25.20	
Catering Equipment		£20000.00				
Initial Stock		£14000.00				
Building costs including displays, lighting		£150000.00				
Website & Marketing/share offer brochure/ Banner		£1000.00			£992.54	
Plunkett Foundation Membership		£240.00	£240.00	£240.00	£240.00	
Legal Status application		£310.00	£310.00			
Salary for two months before the opening		£5417.00				
Launch		£1500.00				
Contingency		£5000.00				
	Subtotal	£291967.00	£550.00	£792.00	£1017.74	
Exit costs		£5000.00				
	Total	£296967.00				

Table 1

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Estimated SALES OF THE COMMUNITY SHOP ONLY (possible share sales, cafe income , a couple of Sunday openings for special events, and possible rent of pop up shop not included) [based on figures of the previous shop, of a local community shop and 5years turnover figures from Fittleworth Stores]										
Sales/hr	£65.00	£90.00	£100.00	£110.00	£120.00	£125.00	£125.00	£125.00	£125.00	£130.00
Income/year 'turnover'	£185900.00	£257400.00	£286000.00	£314600.00	£343200.00	£357500.00	£357500.00	£357500.00	£357500.00	£371800.00
Purchases (23% margin)	£143143.00	£198198.00	£220220.00	£242242.00	£264264.00	£275275.00	£275275.00	£275275.00	£275275.00	£286286.00
Loss/Profit	-£28234.00	-£12289.00	-£4861.00	£167.00	£4445.00	£5884.00	£4084.00	£2134.00	£834.00	£1923.00
OVERHEADS										
Ground Lease (Peppercorn fee)	£1.00	£1.00	£1.00	£1.00	£1.00	£1.00	£1.00	£1.00	£1.00	£1.00
Electricity	£8000.00	£8250.00	£8300.00	£8400.00	£8600.00	£8800.00	£9000.00	£9200.00	£9400.00	£9600.00
Water	£1000.00	£1100.00	£1150.00	£1200.00	£1250.00	£1300.00	£1350.00	£1400.00	£1450.00	£1500.00
IT Maintenance	£100.00	£150.00	£150.00	£200.00	£300.00	£300.00	£300.00	£500.00	£500.00	£500.00
Legal Fees	£1000.00	£1100.00	£1200.00	£1300.00	£1400.00	£1500.00	£1600.00	£1700.00	£1800.00	£1900.00
Accountants	£800.00	£850.00	£900.00	£950.00	£1000.00	£1150.00	£1200.00	£1250.00	£1300.00	£1350.00
Equipment Rental	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00
Depreciation	£5000.00	£5000.00	£5000.00	£5000.00	£5000.00	£5000.00	£5000.00	£5000.00	£5000.00	£5000.00
Licenses	£1000.00	£1000.00	£1000.00	£1100.00	£1100.00	£1100.00	£1200.00	£1200.00	£1300.00	£1300.00
Insurance	£1400.00	£1500.00	£1600.00	£1700.00	£1800.00	£1900.00	£2000.00	£2100.00	£2200.00	£2200.00
Stock Value	£12000.00	£10000.00	£7000.00	£7000.00	£7000.00	£7000.00	£7000.00	£7000.00	£7000.00	£7000.00
Postage/Stationary	£700.00	£700.00	£700.00	£700.00	£750.00	£750.00	£750.00	£800.00	£800.00	£800.00
Marketing	£1500.00	£1500.00	£1500.00	£1500.00	£1600.00	£1600.00	£1600.00	£1700.00	£1700.00	£1800.00
Salary & NIC	£32500.00	£34500.00	£36000.00	£37000.00	£38000.00	£39000.00	£40000.00	£41000.00	£41500.00	£43000.00
Staff Training	£1000.00	£800.00	£800.00	£800.00	£1000.00	£1000.00	£1000.00	£1000.00	£1000.00	£1000.00
Repairs & Maintenance	£250.00	£300.00	£500.00	£500.00	£750.00	£1000.00	£1100.00	£1200.00	£1300.00	£1500.00
Cleaning	£1000.00	£1000.00	£1100.00	£1100.00	£1200.00	£1200.00	£1300.00	£1300.00	£1400.00	£1400.00
Plunkett Foundation Membership	£240.00	£240.00	£240.00	£240.00	£240.00	£240.00	£240.00	£240.00	£240.00	£240.00
Contingency	£3000.00	£3000.00	£3000.00	£3000.00	£3000.00	£3000.00	£3000.00	£3000.00	£3000.00	£3000.00
Operational costs/ year	£70991.00	£71491.00	£70641.00	£72191.00	£74491.00	£76341.00	£78141.00	£80091.00	£81391.00	£83591.00