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**FEASIBILITY COST APPRAISALS
HIGH LEVEL GUIDE COSTS**

**ALTERATION & REFURBISHMENT
CLACTON TOWN CENTRE**

April 2026

Clacton Town Centre					
Feasibility Cost Appraisal					
		GIFA (Sq m)	Cost/m2	Total	Notes + Assumptions
1 Large Vacant Town Centre Building					
A Former Sainsbury's					
-	Cultural consumption (cultural centre, arts centre, gallery, events & performance venue)	2,865	£ 2,150.00	£ 6,159,750.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Cultural production (art studios, creative workspace, rehearsal spaces, recording studios)	2,865	£ 2,250.00	£ 6,446,250.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Creative education	2,865	£ 2,000.00	£ 5,730,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Food hall / Fresh food production	2,865	£ 500.00	£ 1,432,500.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
-	Retail	2,865	£ 450.00	£ 1,289,250.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
-	Commercial (traditional offices)	2,865	£ 1,750.00	£ 5,013,750.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Commercial (co-working space)	2,865	£ 1,900.00	£ 5,443,500.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Wellbeing Centre (Community care) or gym	2,865	£ 1,850.00	£ 5,300,250.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Mixed-use (commercial/ retail w/ resi above)	2,865	£ 1,450.00	£ 4,154,250.00	Full fit out assumed for residential; shell & core for retail; 50/50 split
B Former Post Office					
-	Cultural consumption (cultural centre, arts centre, gallery, events & performance venue)	868	£ 2,150.00	£ 1,866,200.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Cultural production (art studios, creative workspace, rehearsal spaces, recording studios)	868	£ 2,250.00	£ 1,953,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Creative education	868	£ 2,000.00	£ 1,736,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Food hall / Fresh food production	868	£ 500.00	£ 434,000.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
-	Retail	868	£ 450.00	£ 390,600.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
-	Commercial (traditional offices)	868	£ 1,750.00	£ 1,519,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Commercial (co-working space)	868	£ 1,900.00	£ 1,649,200.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Wellbeing Centre (Community care) or gym	868	£ 1,850.00	£ 1,605,800.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Mixed-use (commercial/ retail w/ resi above)	868	£ 1,450.00	£ 1,258,600.00	Full fit out assumed for residential; shell & core for retail; 50/50 split
C Former Edinburgh Woollen Mill					
-	Cultural consumption (cultural centre, arts centre, gallery, events & performance venue)	452	£ 2,150.00	£ 971,800.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Cultural production (art studios, creative workspace, rehearsal spaces, recording studios)	452	£ 2,250.00	£ 1,017,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Creative education	452	£ 2,000.00	£ 904,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Food hall / Fresh food production	452	£ 500.00	£ 226,000.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
-	Retail	452	£ 450.00	£ 203,400.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
-	Commercial (traditional offices)	452	£ 1,750.00	£ 791,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Commercial (co-working space)	452	£ 1,900.00	£ 858,800.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Wellbeing Centre (Community care) or gym	452	£ 1,850.00	£ 836,200.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
-	Mixed-use (commercial/ retail w/ resi above)	452	£ 1,450.00	£ 655,400.00	Full fit out assumed for residential; shell & core for retail; 50/50 split

Clacton Town Centre				
Feasibility Cost Appraisal				
	GIFA (Sq m)	Cost/m2	Total	Notes + Assumptions
D Former Covered Market, 68-70a Pier Avenue				
- Cultural consumption (cultural centre, arts centre, gallery, events & performance venue)	413	£ 2,150.00	£ 887,950.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Cultural production (art studios, creative workspace, rehearsal spaces, recording studios)	413	£ 2,250.00	£ 929,250.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Creative education	413	£ 2,000.00	£ 826,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Food hall / Fresh food production	413	£ 500.00	£ 206,500.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
- Retail	413	£ 450.00	£ 185,850.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
- Commercial (traditional offices)	413	£ 1,750.00	£ 722,750.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Commercial (co-working space)	413	£ 1,900.00	£ 784,700.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Wellbeing Centre (Community care) or gym	413	£ 1,850.00	£ 764,050.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Mixed-use (commercial/ retail w/ resi above)	413	£ 1,450.00	£ 598,850.00	Full fit out assumed for residential; shell & core for retail; 50/50 split
E ACL Clacton, St Osyth Road				
- Cultural consumption (cultural centre, arts centre, gallery, events & performance venue)	1,368	£ 2,150.00	£ 2,941,200.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Cultural production (art studios, creative workspace, rehearsal spaces, recording studios)	1,368	£ 2,250.00	£ 3,078,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Creative education	1,368	£ 2,000.00	£ 2,736,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Food hall / Fresh food production	1,368	£ 500.00	£ 684,000.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
- Retail	1,368	£ 450.00	£ 615,600.00	Shell & Core for tenant fit out; install cores / WC's; shopfronts
- Commercial (traditional offices)	1,368	£ 1,750.00	£ 2,394,000.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Commercial (co-working space)	1,368	£ 1,900.00	£ 2,599,200.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Wellbeing Centre (Community care) or gym	1,368	£ 1,850.00	£ 2,530,800.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Mixed-use (commercial/ retail w/ resi above)	1,368	£ 1,450.00	£ 1,983,600.00	Full fit out assumed for residential; shell & core for retail; 50/50 split
2 Former M&S Building				
- Creative retail + Workspace	2,183	£ 2,250.00	£ 4,911,750.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
- Retail + Workspace	2,183	£ 1,450.00	£ 3,165,350.00	Full fit out assumed for workspace; shell & core for retail; 50/50 split
- Creative Workspace	2,183	£ 1,950.00	£ 4,256,850.00	Full fit out assumed; allow strip out (£100/m2); minor layout changes, new services and finishes; amend shopfronts; assume external walls and roof do not require works; assume incoming services adequate
3 Carnarvon Terrace				
- Flexible use building' proposed to be a makerspace	1,310	1,500.00	£ 1,965,000.00	Full fit out assumed

