

<b>CAPITAL COSTS (Jun 2026)</b>	<b>Basic</b>	<b>Desirable</b>	<b>Best</b>
<b>Initial Cash Est.</b>	£25,000	£25,000	£25,000
<b>1 months rent in advance *</b>	£1,458	£1,458	£1,458
<b>Refundable Deposit *</b>	£5,000	£5,000	£5,000
<b>Solicitor<sup>^</sup></b>	£2,000	£2,000	£2,000
<b>Basic Building alterations<sup>**</sup></b>	£5,690	£5,690	£5,690
<b>Water heater (like NHH) incl. plumbing</b>	£1,500	£1,500	£1,500
<b>New carpet tiles £20 sq metre</b>	£2,000	£2,000	£2,000
<b>Chairs 50</b>	£1,000	£1,500	£1,500
<b>Desk/cupboards (scoring area)</b>	£250	£500	£750
<b>Wi fi installation</b>	£100	£100	£100
<b>Agent's Registration fee</b>	£240	£240	£240
<b>Curtains</b>		£2,000	£2,000
<b>Change light fittings £150 per light</b>		£1,500	£2,250
<b>Fixed desktop PC</b>		£1,000	£1,000
<b>AV equipment</b>	£1,000	£1,500	£1,500
<b>Additional Accoustic baffling</b>		£1,000	£5,000
<b>Kitchen re-fit</b>			£2,000
<b>Additional Storage (main room)</b>		£1,000	£2,000
<b>Contingency</b>	£2,000	£2,000	£2,000
<b>Total</b>	<b>£20,238</b>	<b>£27,988</b>	<b>£35,988</b>
<b>Cash after fit-out</b>	£4,762	-£2,988	-£10,988
<b>6 months forward expenses</b>	£11,733	£11,733	£11,733
<b>Initial Cash Shortfall<sup>1</sup></b>	<b>£6,971</b>	<b>£14,721</b>	<b>£22,721</b>

\* Agreed by landlord (in draft heads of agreement)

\*\* Based on initial quote already received

<sup>^</sup> Quote from local solicitor for this work. VAT inclusive? Tba

1. To hold 6 months forward expenses implies we need to raise this from donations, loans, grants, etc