



New Village Hub at Main Street, Glenfarg

Estimate of Building and start-up costs

Windows and doors Includes Shop window frontage plus internal windows	14600
Roof covering	6200
Demolition and Excavations	approx 28,000
Wood frame and construction. Includes frame construction (roof and walls), floor (including prep for underfloor heating if decided upon)	50,000
Concrete Base, based on 10m x 6m footprint	9,000
Plastering r alternative finishing	3,000
Plumbing Includes supplies to kitchen, toilets and bar area, plus underfloor heating and central heating.	7,000
Drainage - includes connecting to SW existing drain	3,000
Scaffold	2,000
Electrical work	4,000
Landscaping and making good surface up to road	4,000
Kitchen	5,000
Flooring	3,000
Bar fitting	3,000
Furniture, fixtures, fittings	20,000
Internal decoration	3,000
Total	158,800
VAT	31,760
Total including VAT	189560

This excludes the cost of acquiring the existing building and land.