

Appendix 2: Estimated Value of Sites

No firm market valuations have been made on the sites at this stage. Below is a list of approximate valuations based on relative land values.

- Franklin House: £6-700k sale, rental £72.7K per annum
- Gaol Street Car Park: £1m
- Essex Arms, Police Training Ground (part): £1.5m
- Northern Magazine (part): rental £94k per annum for % of shell store and 1 acre of land for development of separate building £200k