



LANDLORD PACK

BOCCA FELICE

THE OFFICIAL COFFEE BRAND OF
HAPPINESS.



CONTACT INFORMATION



QR CODE

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THE NEW STANDARD IN COFFEE RETAILING





Happiness is a PERFECT CUP OF COFFEE

UK Locations needed for our branded **SMALL FORMAT, BIG FLAVOUR** coffee

A NEW INSPIRED APPROACH TO COFFEE RETAILING

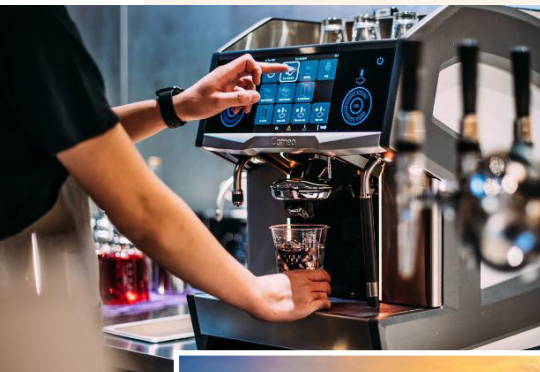
Bocca Felice and its associated business partners have extensive knowledge of the retail coffee market, and have identified that Drive Thru's and the on-the-go coffee sector continue to offer a significant growth opportunity. This is reinforced by The UK's leading coffee brand aiming to build on its existing network of some 300 outlets to some 500 outlets by 2025.

Bocca Felice have further recognised that an opportunity exists for a smaller format Drive Thru, needing a typical site area of c10,000 sq. ft. which is smaller than that defined by some other operators. Moreover with a clear objective to also secure sites with a minimum traffic flow of 15,000 vehicles per day will ensure that from a reduced overhead the sales revenue opportunity remains unchanged thereby optimising profitability.

Bocca Felice are establishing both a corporate and franchise owned presence, working with recognised retail brands alongside stand-alone locations.

Bocca Felice to provide ongoing management support, as well as specific supplier partnerships aimed at ensuring a cohesive and consistent branded network of sites are achieved, all supported by an online presence and mobile app providing customer ordering opportunities.

small format, small menu, BIG PERSONALITY, BIG FLAVOUR



We chose our coffee beans for moments like these. **ENJOY.**



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Marketing Opportunity

The UK ranks among the largest European coffee consuming markets albeit the per capita consumption is relatively low at around 1.3kg-2.9kg. This is much lower than The European Union's average of 5.2kg per year. The largest European branded coffee shop market can be found in The UK.

Although historically a tea drinking nation, it is acknowledged that during 2023 that coffee is now consumed at a higher level in The UK.

According to The British Coffee Association, British consumers drank approximately 98 million cups of coffee per day in 2021, which marks an increase of 28 million compared to 2008. A survey from 2021 showed that 70% of British consumers drink at least two cups of coffee per day.

The UK has an enormous coffee shop market with 9,540 outlets across the branded sectors, and registered a growth rate of 3.5% in 2021. Within The UK, the coffee shop sector is considered one of the most resilient economies in the country. The British branded coffee shop sector post Covid-19 crisis grew by 43% in 2021, reaching 87% of it's value pre Covid-19. Allegra World Coffee portal forecast that the long term outlook for British coffee shops remains positive, with pre-pandemic sales likely to be surpassed by the end of 2023.



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The World Coffee portal expects the branded coffee shop sector to grow at an average rate of 5.8% until 2026. In recent years leading coffee brands have focused on opening Drive-Thru coffee stores. The number of outlets is expected to exceed 10,500 by 2026.

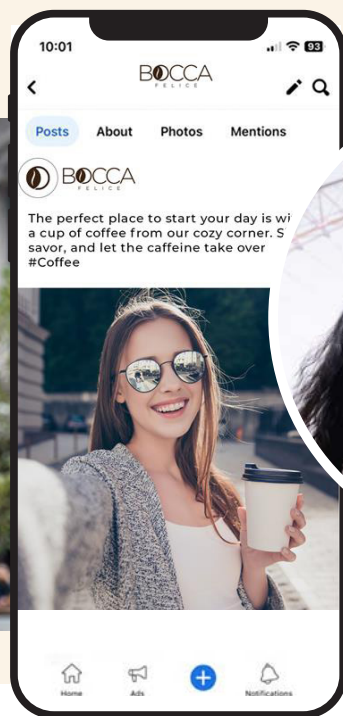
Growth rates for independent coffee shops were predicated to be slightly higher than branded outlets, as consumers prefer the quality of their products by comparison.

Sustainability plays a major role in The British coffee sector, and this is seen as the most important consumer trend. Environmental sustainability, recyclable packaging materials and utensils, and traceability are listed as main concerns of British coffee consumers, key commercial objectives for Bocca Felice.

As of 2019 The UK counted a total of 25,892 coffee shops, of which 1,400 were categorised as speciality coffee shops

The UK coffee shop market is worth £15 billion a year.

80% of consumers visit a coffee shop at least once per week, with 16% of consumers visiting daily.



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A Proven Business Model

Bocca Felice in partnership with:

Leading established Retail Brand Alliances

Major UK Landlords

Coffee Drive-Thru shops are a fast growing phenomenon in the UK

Bocca Felice aiming to offer the finest quality coffee working with a recognised and acclaimed grower

Typical footprint of 400 sq. ft. offers land opportunities that may otherwise not be of consideration

An ethos of customer service comes first

Geoblink, retained mapping partners



YOU'VE NEVER BEAN HAPPIER





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Property Requirements

Modular building reflects the premium market positioning of the Bocca Felice brand. We work with landlords and established retail partners to submit plans to local authorities. We retain Geoblink mapping criteria to determine the success or otherwise of land options we are offered. Installation post planning approval simply requires access to utilities.

The modular construction and its size give Bocca Felice the opportunity to be sited on all under utilised development plots. Our customers have the opportunity of joining our online club, benefiting from our mobile app and enjoying the benefits of being a member of The Bocca Felice Club.



Bocca Felice we're all about happy.

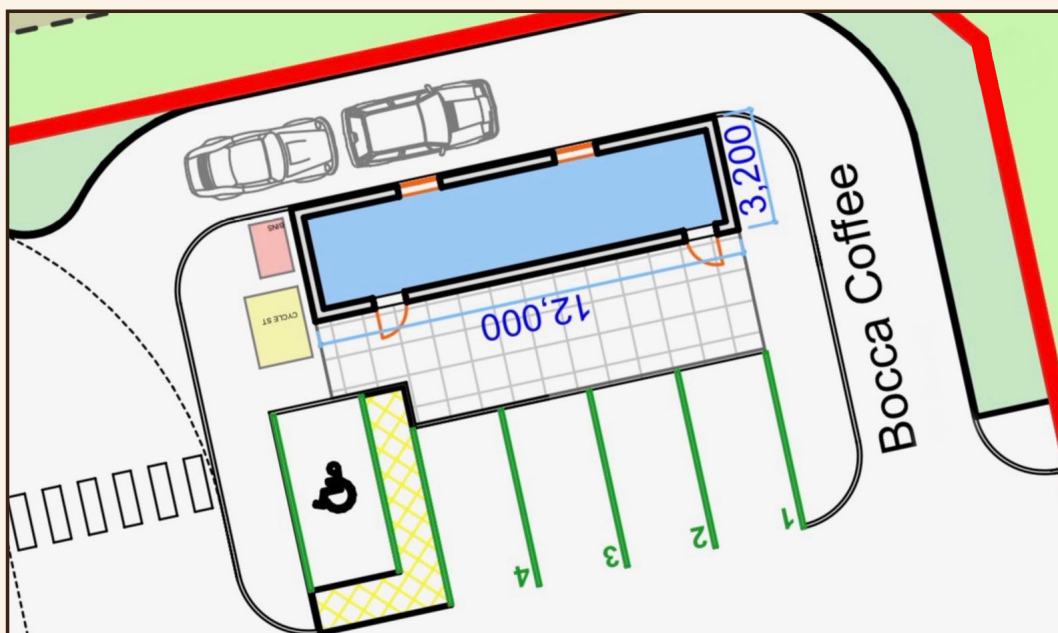


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Requirements: 0.25 acre minimum plot size. Densely populated locations with at least 20,000 homes within a 15 minute drive time catchment area. Convenient and high profile locations adjacent to retail parks, fuel stations, major leisure destinations along with local and regional shopping centres. Out of town roadside locations with minimum traffic flow of 15,000 vehicles per day. Arterial roads. Dedicated/shared car parking. Scope for external seating and Drive-Thru lane.

Electrical, dedicated line if on shared site, separately metered premises. Single phase 220-240v 50/60Hz. Incoming supply needs to be 100 amp, then 100 amp breaker to match. Dedicated fibre optic broadband line and router. Water 32mm inlet pipe with minimum 2.1 bar pressure. DDA Compliant with fire safety protection systems installed.



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Investment Opportunity

Bocca Felice offers in partnership with its High Street retail brand alliances and recognised landlords, will only be sited on high profile sites, creating sustainable and profitable branded Drive-Thru coffee shops.

IMPROVES DWELL TIME

Increase customer numbers to your development and area.

Strengthens the value of your development with competitive leasehold terms if appropriate, or if using own land offers an excellent ROI via an enterprise generating revenue from what is fast becoming the significant growth trend within retail coffee sales.

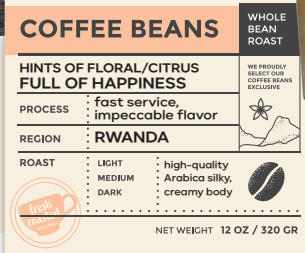
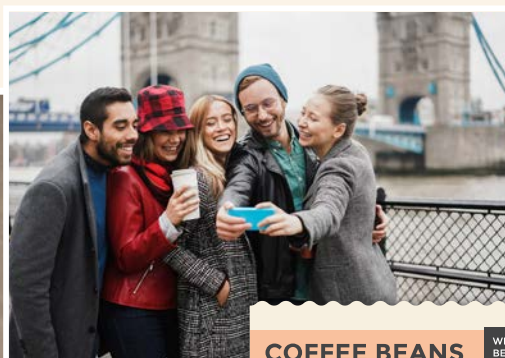
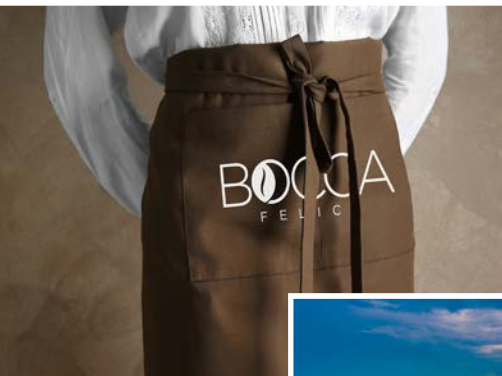
FINANCIAL SECURITY

Drive-Thru coffee shops a proven business model

Established support team

An enterprise using the latest technology to encourage purchase

Long term leases taken by Bocca Felice Limited.



Life is short ENJOY YOUR COFFEE



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WE PUT OUR MONEY WHERE OUR BEANS ARE.

We proudly source our premium coffee beans from the Rwanda hillsides where the elevation, temperature, soil and humidity are ideal. And we are honoured to give back by supporting Aspire Rwanda, an organisation devoted to improving the lives of poor, vulnerable women and children.



A Happy Mouth is a Reason to Smile



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COFFEE happier