

CHATTYBEAN LIMITED, AN AUTHORISED FRANCHISEE TRADING AS,

# COFFEE REPUBLIC

FRANCHISEE NATIONAL SITE REQUIREMENTS 2017/18

Following the successful openings on Chatham High Street, Bracknell in The Lexicon Scheme and a third site in the pipeline, Chattybean Limited are now actively seeking new sites for their Coffee Republic franchise.

Chattybean Limited have plans to expand to 10 further stores over 2017/2018 and have highlighted key criteria for these sites overleaf.



## Landlord Feedback:

*“Coffee Republic’s stylish new store, at the front of the Pentagon Centre, has really helped revitalise the High Street in Chatham. The excellence of their drinks and meals with the friendliness of their team are a great addition to the shopping experience. Strong brands and high levels of service are a key part of our strategy for Chatham and Coffee Republic deliver on both these criteria.”*

**Alex Brooker, Ellandi Asset Management  
Director**

**POTENTIALLY SUITABLE SITES WILL SATISFY THE FOLLOWING CRITERIA:**

- 1,500 to 3,000 sq ft (smaller sites considered in hotels and transport hubs)
- Secondary towns and cities preferred (UK wide)
- Must be located on pedestrianised high streets, retail parks or shopping centres with high passing footfall
- Prominent and character buildings – Freehold or Leasehold
- External seating preferred
- A1/A3 use

Please email details of all potentially suitable opportunities to our sole retained agent:

Tom Hodgson  
th@pudneyshuttleworth.co.uk  
07850 421525

Will Hepplewhite  
wh@pudneyshuttleworth.co.uk  
07846 006790

