



THE IDEAL LOCATION FOR LOCAL.

We are looking for suitable business premises that invite to shop, eat and live due to location and appearance – inside and outside – as well as their surroundings. Our concept consists of the following modules which can be implemented either individually and/or in combination:

Boardinghouse (business - apartments)
Retail business
Gastronomy

LOCATION.

City-center locations in cities with at least 10 000 residents in proximity to the station or very good public transport connection. Situated preferably in a catchment area of a busy shopping street with many offices or workplaces as well as nearby parking spaces or parking garages.

Exposed locations that are easily accessible with private transport, airports or street junctions with high traffic frequency. Direct access from the main road and private parking lots are essential compared to well-known fast food restaurants.

SIZE.

Ideally sized rental spaces are from approximately 350 sqm – 1.500 sqm, at least 350 sqm on the ground floor, ancillary areas in the basement or 1st floor for gastronomy or retail trade. At suitable locations for the LOCAL business apartment and hotel concept 1.5 – 2 bedroom apartments in the same building (approxm. 22 – 30 sqm or equivalent commercial spaces for conversion). The ideal size of land for own development projects is 2.500 sqm – 10.000 sqm.

ARCHITECTURE.

Mandatory environmentally friendly buildings, green construction and sustainable energy management. As an open show kitchen will be in operation, high ceilings and bright rooms. The possibility of outdoor seating would be desirable.

TECHNICAL FINISHES.

The technical finishes must comply with the local legal regulations. A power outlet for at least 180 kW and with a 200 A fuse; guest and staff toilets depending on local permissions. The possibility of installing a wood stove (chimney above the roof).



NEIGHBOURS.

Lively surroundings with shops, many offices for the daily business as well as a good living environment for the evenings. Retail concentration of approximately 20,000 sqm retail space or a single large-scale retail business with 30,000 sqm retail space.

DEMOGRAPHICS.

- At least 1,000 office workers with middle-class income in 1km radius
- Many companies and workplaces reachable within 10 - 15 minutes
- 5,000 to 10,000 residents within a 1km radius
- the age of the population within an 1km radius should be between 20 - 65 years
- gastronomic enterprises in the vicinity must be permissible
- Minimum population of 100.000 in the vicinity within a 10-minute drive, 300.000 within a 20-minute drive

LEASE CRITERIA.

- Long-term rental agreements (10 years) with option
- Security via bank guarantee
- no restrictions with regards to opening times or the food / drinks offering
- no advertising associations or sales reports