



LANDLORD PACK - 2026

BOCCAFELICE.COM



WHO ARE BOCCA FELICE?

Premium specialty coffee, built for modern lifestyles.



BRAND OVERVIEW

A scalable, design-led coffee concept.

- **UK-owned and UK-operated**
- **Specialty coffee focus with QSR efficiency**
- **Designed for repeat visits and all-day trade**
- **Strong visual identity across stores, menus, and digital touchpoints**

Bocca Felice is a premium specialty coffee brand delivering fast, consistent service without compromising on quality or experience.

Our concept blends high-end coffee, artisan food, and efficient service into a calm, welcoming environment.

COFFEE BEAN SOURCING

Bocca Felice sources its coffee beans directly from farming cooperatives in Rwanda, working closely with growers and paying fair pricing to secure exceptional Arabica beans. This approach supports sustainable farming communities while ensuring outstanding raw material quality.

FROM FARM TO CUP

Quality you can see and taste.

- Hand-picked coffee cherries
- Traditional drying and processing methods
- Naturally smooth, well-balanced flavour profile
- Beans roasted and packaged in the UK for freshness and consistency



ARTISAN FOOD

Bocca Felice offers a curated artisan food range inspired by Persian flavours, adapted for modern tastes and scalable production.

The offering is developed to deliver consistent quality, balanced flavour profiles, and strong customer appeal without the use of artificial additives.

- Free from artificial additives
- Strong, approachable flavour profiles
- Designed to complement specialty coffee
- Optimised for grab-and-go and repeat purchase



STORE FORMATS

- Flexible formats for different locations.
- Drive-Thru (400-800-1200 and 1900 formats)
- Inline retail units
- High-footfall shopping centres
- Transit and commuter-led locations
- Each format is designed for speed, clarity, and strong brand visibility.

INTERIOR & CUSTOMER EXPERIENCE

- Modern, calm, and welcoming.
- Clean architectural lines
- Natural materials and warm tones
- Efficient customer flow
- Comfortable yet uncluttered environments
- Designed to enhance dwell time without slowing service.



Value to Landlords & Developers

- **Bocca Felice generates consistent daily footfall with a full-day trading cycle from morning to evening.**
- **The quick-service coffee format complements retail clusters, increases dwell time, and supports neighboring tenants.**
- **Our modern store design and strong brand identity enhance the overall retail environment while maintaining efficient operations and smooth customer flow.**



PROPERTY REQUIREMENTS

Inline retail units:

- Approx. 600 – 1,200 sq ft
- Front service counter
- Barista workstation
- Back-of-house prep & storage
- Limited seating or waiting zone

Moderate power and extract requirements.



Expansion Strategy

Bocca Felice is pursuing multi-location expansion across major metro cities and strong Tier 1 and Tier 2 urban centers, with focus on transit-linked retail developments and high-density mixed-use projects. Both shell and ready-to-move units are evaluated based on location quality and footfall potential.



FINAL SUMMARY

A premium coffee brand designed for performance.

Bocca Felice combines:

- Specialty coffee quality
- Ethical sourcing
- Artisan food
- Efficient operations
- Strong, modern visual identity

A reliable, long-term tenant that enhances both customer experience and property value.