

The image shows the interior of a bar with a rustic, industrial aesthetic. A long wooden bar runs along the right side, with a backlit blue wall behind it. The bar is lined with wooden-topped stools on black metal frames. To the left, there are several high-top wooden tables with matching stools. The walls are a mix of exposed brick and dark grey concrete. Large windows on the left offer a view of the street outside, where a Heineken sign and a 'CUBAN' sign are visible. The lighting is a combination of warm pendant lights and the cool blue glow from the bar's back wall.

# THE LOOSE CANNON

COCKTAIL BAR

# THE CONCEPT

- INDEPENDENT EXCLUSIVE COCKTAIL BAR IN THE HARBOURSIDE
- HOME MADE INGREDIENTS, SPECIALTY COCKTAILS
- HIGHLY TRAINED BAR STAFF
- TABLE SERVICE UNTIL 22.00
- HUNGARIAN AND LOCAL ART WILL BE REGULARLY SHOWCASED
- MAIN TARGET MARKET
  - 25-40 PROFESSIONALS (PARNENION CAPITAL PARTNERS, HARGREAVES LANSDOWN, LLOYDS..ETC)
  - LOCAL RESIDENTS (BS8, BS1)
  - IBIS HOTEL GUESTS



# THE CONCEPT

- MUSIC STYLE AND LEVEL IN KEEPING WITH HIGH END COCKTAIL BAR
- LIMITED DRINKS PROMOTIONS
- NO TV SCREENS

# MENU

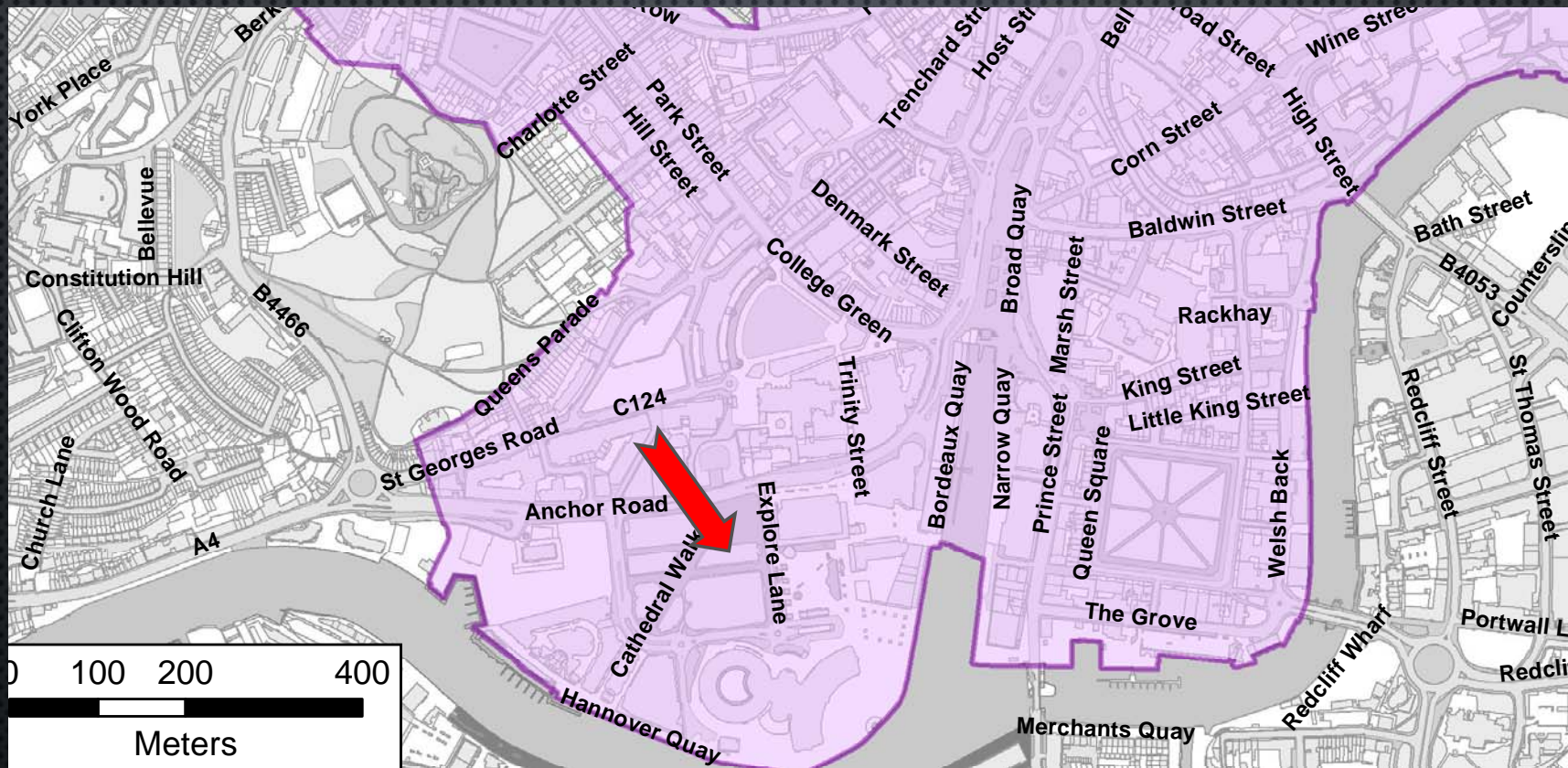


- CLASSIC COCKTAILS £7,5-10
  - 4-5 DISPLAYED ON THE MENU
  - CLASSIC COCKTAILS ON REQUEST
- SIGNATURE COCKTAILS £7,50-9,50
  - OWN RECIPES, ACCORDING TO SEASON, MADE WITH HOME MADE SYRUPS, GARNISHES, AND SERVED IN BESPOKE GLASSWARE
- WINE/BEER
  - CHOICE OF 2RED/2WHITE/2ROSE
    - £4,5+ /125ML
  - 2 PROSECCO/CHAMPAGNE
  - BOTTLED BEERS FROM £4.50
  - 2 TAPS(LAGER/CIDER)
    - LOCAL/CRAFT
    - NO "STANDARD" BEERS

# OPENING HOURS

- MON-SUN 12:00AM-02:00AM
- PROPOSED LICENSABLE ACTIVITIES UNTIL 01:30AM.

# LOCATION





# STREET VIEW

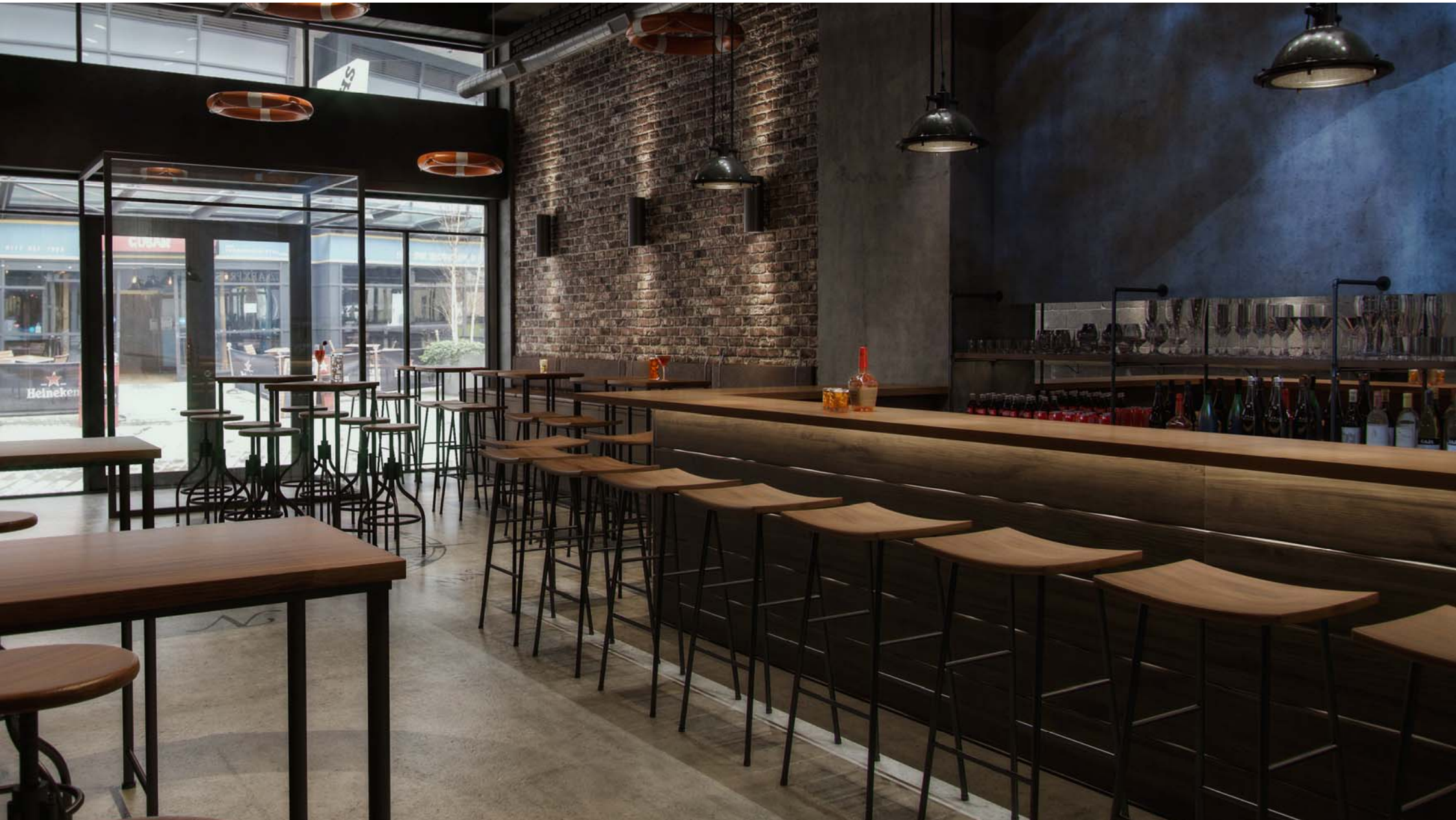




# PROMOTION OF THE LICENSABLE ACTIVITIES

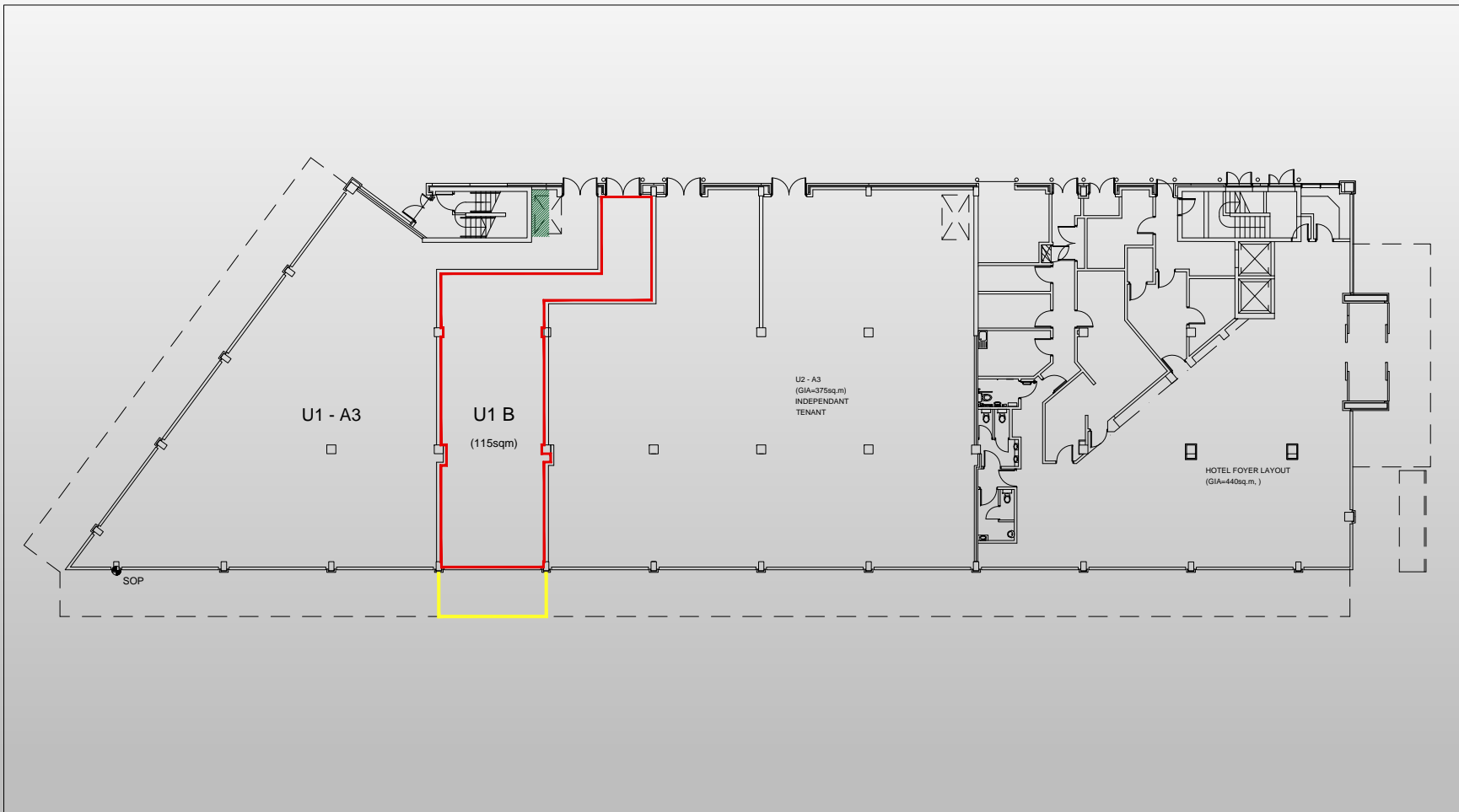
- OUR OPERATING SCHEDULE HAVE BEEN PUT TOGETHER SPECIFICALLY FOR THE NATURE OF THE BUSINESS
- THE SIZE, STYLE AND CAPACITY OF OUR PREMISES ARE NOT SUITABLE FOR BIGGER GROUPS.
- HIGHLY TRAINED STAFF, AND TWO SIA SECURITY WILL BE EMPLOYED ON FRIDAY, SATURDAY, AND BUSY HOLIDAYS.
- NO DRINKS OUTSIDE AFTER 22:00
- SPECIFICALLY NOT TARGETING STAG/HEN PARTIES
- MAINTAIN CLOSE RELATIONSHIP WITH NEIGHBORING BUSINESSES AND THE LOCAL AUTHORITY
  - BRISTOL NIGHT RADIO NET SCHEME
  - PUB WATCH

# DESIGN VISUALS





DRAWINGS



NOTES:

ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF GVA. COPYRIGHT OF GVA. DO NOT SCALE



A Bilfinger Real Estate company  
ARCHITECTURE & DESIGN

Unit 1B  
Building 8  
Bristol Harbourside

Plan Referred To  
Ground Floor Plan

07B413365

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SCALE: 1:200

09.03.2017

SIZE: A3

# TESTIMONIALS



Gastro Solutions Bristol Limited – Unit 1b, Building 11, Harbourside, Bristol

We are advisors on behalf of Canada Life Limited and have been working with Akos Rabi of Gastro Solutions Limited in respect of the letting of Unit 1b on the Harbourside in Bristol. Our client places a great emphasis on tenant mix and selection in their estate and recognises it's duty to ensure that tenants entering the estate are not detrimental to the wider Harbourside area.

From the outset we have been impressed with the concept that Akos has been looking to bring to the Harbourside, particularly the high end nature of the concept which we feel will appeal to a more discerning customer and largely to the office workers in the vicinity, as well as the young professional residents. We note that Akos is looking to avoid attracting the 'stag and hen' type customer to the unit and his price point is sufficient to discourage this type of customer.

We are aware that the Harbourside estate sits within the city centre Cumulative Impact Area however we do not consider that the subject application will add to the cumulative impact already being experienced. We would consider that the proposed Loose Cannon venue will bring something quite different to the Harbourside.

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