



Leisure Property Specialists

[www.cdgleisure.com](http://www.cdgleisure.com)

# WHAT WE BELIEVE IN



## INTEGRITY

At CDG we recognise that in a frenetically active leisure property market there is a need for advisors who are consistent, trustworthy and demonstrate true integrity.

CDG delivers this by avoiding conflict of interest, replying to client communication regularly and ensuring that we are billing our clients fairly.

## INNOVATIVE

Property agents are often accused of being unaccountable. CDG Leisure prides itself in showing true professionalism in order to provide a competent, effective and ethical service to its clients.

Our team are committed to responding to all communication within 24 hours. This is just one way that we show our clients our commitment to professionalism.

## PROFESSIONAL

CDG has a forward thinking approach and sees it as essential in today's ever-changing world to be clearly separating ourselves from our competitors. We believe our clients deserve the best and therefore, in a time of unprecedented technological advancement, we make sure that we are constantly thinking of new ways to provide solutions to the market through research and tailored services.

# WHAT WE BELIEVE IN



## CHARITABLE

We are emphatic believers in giving back to our community and to those who are less fortunate.

We believe that it is our responsibility to do the right thing and so commit 10% of all profits in order to make a difference where it matters.

## RESULTS FOCUSED

At CDG we are winners. We are focused on the bottom line and are always sure to ask the next question.

Our approach is never to give in and, through this, we have satisfied clients and continued to build our reputation with landlords and tenants in London's leisure and property market.



“CDG is not only extremely professional and innovative but also provides superb corporate and property advice that we simply haven’t found anywhere in this market place.”

Kurt Zdesar  
Managing Director at Chotto Matte



# LONDON'S NO.1 OPERATOR FOCUSED LEISURE PROPERTY SPECIALISTS

CDG Leisure is unique in its ability to fully understand the operators business, therefore being able to advise on which property is perfect for them.

This insight benefits the operator in the sense we are instrumental in making sure they trade successfully in order to grow their brand as well as benefitting Landlords by making sure that the perfect tenant trades from their premises successfully.

# LEASE DISPOSALS

CDG Leisure is the only leisure agency in London which can negotiate on your behalf when coming to dispose of your lease. Due to our extensive market knowledge built up from working with 1000's of landlords and operators annually, we are able to give an honest and professional market appraisal of your lease in order to ensure that the best possible price is achieved.

We ask for a non-refundable deposit immediately upon agreeing the Heads of Terms so as to give you security that the deal will proceed to completion. If not your abortive fees are covered. Offering this service allows us to help our operators protect their business whatever the situation

# LEASE ACQUISITIONS

CDG Leisure offers a comprehensive service when it comes to lease acquisitions. As an operator it is important that you start in the right way and that the deal you come to is the right one that allows you to be successful and attract the right kind of custom. Due to our extensive knowledge of London, we are best placed to advise and guide you on areas that could work for you and areas that definitely won't.

We are the only operator-focused property finding agency in London and pride ourselves in helping many businesses grow right through to exit. CDG offers new property as it becomes available and provides business acumen and advice along the way.



ahi  
poke.

NAC

CRÈME

"CDG Leisure make sure  
that they understand our  
business and what we  
offer therefore creating a  
win win scenario for us  
and the landlord."

David Bellachie  
Owner of NAC, Ahi Poke & Crème



# BRANDS WE WORK WITH

**Goodmans®**

**HONEST**  
BURGERS

**CRÈME**

  
**IPPUDO**

SHAKE  SHACK



**PIZZA**  
**PILGRIMS**

  
**Bosporus**  
Your Bridge to Turkey

eggslut 



  
**PIZZA UNION**  
*Superveloce Italiana*

THE  
**EAST  
LONDON**  
PUB CO

  
**JKS RESTAURANTS**



# LEASE ADVISORY SERVICES

With its experienced Lease Advisory Services team, CDG Leisure is ideally placed to offer clients the best possible advice in order to maximise returns, minimise liabilities and simply get your property working better for you.

We understand how important the future relationship between tenant and landlord is, negotiating agreements to bring both landlord and tenant to a desirable outcome. With this in mind, we have experienced negotiators who conduct all of our advisory services to ensure that the negotiation stays calm, productive and both sides feel that they are being listened to.

## SPECIALIST SERVICES INCLUDE

- Rent Reviews – Minimise liabilities and maximise your income
- Lease Renewals – Protect your security and exploit your position
- Lease Re-Gearing – Secure your future and unlock hidden lease value
- Dilapidations – Mitigate your liability and protect your future lease strategy
- Specialist Lease Management – A tailor made approach to your leasehold portfolio
- Business Rates – Proven success in challenging business rates evaluations



"We have found that the unrivalled knowledge and creativity of the property market that CDG have has been invaluable to our business."

Jan van Delden  
Director of Eggslut U.K.



# INVESTMENT

Property investment in London has seen a great return and looks like it will continue to do so. With property rent now exceeding Hong Kong for the first time in many years and potential double-digit returns being shown in recent years, many investors are looking for advice on which property to invest in, what is a good price, and how to make their investment pay.

CDG Leisure advises on any leisure related investment opportunities, whether to buy or sell on behalf of clients. With our knowledge of London and our ongoing relationships with many landlords and operators, we are in a key position to find the right property at the right price to ensure that your commercial property portfolio grows and provides a healthy return.

# MERGER & ACQUISITION

CDG offers expert advice in the arena of mergers and acquisitions, from grass roots start ups through to significant corporate leisure entities. Its ability to draw upon a fresh pool of intelligence and expert negotiating skills in a competitive sector means leisure operators are very well placed when working with CDG to achieve their long term exit strategies and corporate goals. Not only is CDG at the forefront of leisure activity but also - with its connectivity to the hub of property contacts through its agency and its network of key relationships - CDG is able to offer outstanding advice in the following areas:

- Merger and Acquisitions
- Management Teams
- Finance
- Private Equity

# OUR CLIENTS

At CDG Leisure we work with the very best clients, ranging from fresh new brands to established nationwide and international companies. We are proud to have this incredibly exciting and dynamic client base.

“CDG are constantly thinking outside the box and bringing new opportunities that are far ahead of their competitors.”

Karam Sethi  
Managing Director at JKS Restaurants



# GET IN TOUCH

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