



2025 MBI PROPERTY

PROPERTY SERVICES

“Connecting brands, people and businesses with property”



ABOUT MBI

As an established and trusted asset management and agency practice, MBI has been providing its clients with property advice for over 10 years. MBI's team of experienced professional consultants takes a holistic approach to each client's individual needs, keeping them informed of the latest property trends and helping them to make sound decisions, accounting for distinct asset profiles and risk.

MBI has gone on to win multiple awards from RICS (2016), BUILD (2018-2023), Innovation 8 Excellence (2023), Global 100 (2024) and Oxfordshire Prestige (2020-2022). Recognising the importance of sustainability and the environment, and as a nationally recognised company, MBI is a certified member of Ecologi, planting trees for every instruction and investing in carbon reduction projects.

The name MBI means something... it is widely trusted with a strong, diverse client base. Clients range from the general public through to regional and international brands. This includes the likes of Pepe's Piri Piri, 39 Desserts, NHS, Saka and Kobe Sizzlers. MBI holds membership to TPOS.

Mission

To make complex and sensitive property deals and transactions accessible to all, through a sustainable, personalised service and the latest technology.

Vision and purpose

The purpose of MBI is to guide, advise and support a close community of clients in sensitive and complex property transactions.



SERVICES

Agency #1



Acquisitions of freehold and leasehold property for client portfolios.

Asset Management #2



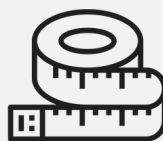
Leasehold, freehold commercial and residential property portfolios.

Planning Investment #3



Client centric acquisitions, based on risk analysis and market trends.

Professional #4



Rent reviews, lease renewals, business rates, valuations and premises licences.

OCCUPIERS

Agency services for the acquisition and management of leasehold and freehold property for occupiers.

MBI acts for many occupier clients, in order to strategically source, negotiate and then acquire property for a range of restaurant, nursery, office and retail operators including 39 Desserts, Kobe Sizzlers, Pepe's Piri Piri, TDC, Little Me, Hungry Caterpillar, Modora, Jimmy's Killer Prawns, Mooboo, Fireaway Pizza, Tesla and Chaiiwala.

As a tenant your lease is an asset. Protect it in order to protect and enhance your business, ideally to maximise its value.

Portfolio management for occupiers includes rent management, notices, rent reviews, facilities management, business rates, lease renewal, assignment and changes of use.

MBI offers an inclusive fixed rate of £45-95 per property per month.



LANDLORDS

Agency and management services for the acquisition of all property assets and investments for landlords and investors.

MBI acts for landlord and investment clients to strategically source, negotiate and then acquire property for a range of investment needs in both residential and commercial property sectors.

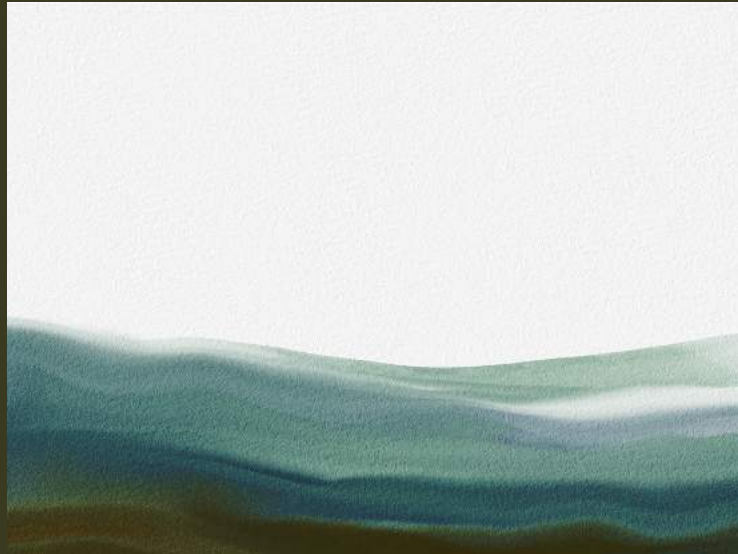
The team can also offer access to a selected number of investment opportunities in 3 asset types, including traditional property, equity and loans, and partnerships. Traditional property can be sourced on instruction.

Portfolio management for landlords includes debt collection, notices, rent reviews, facilities management, business rates, lease renewal, assignment and changes of use.

MBI offers an inclusive fixed rate of £45-95 per property per month.



PROPERTY INVESTMENT



MBI offers access to a selected and readily available (through thorough due diligence) number of investment opportunities in 3 asset types, including equity shares, loans and partnerships / joint ventures.

The team would also be delighted to speak with clients seeking traditional property assets in the residential or commercial sectors that is income producing and / or seeking angles to add value. This is a personalised service based on the client's risk profile, and other personal factors including existing portfolio.

MBI's planning, development and asset management services run alongside the traditional property acquisition process at different stages in order to maximise an assets' value and to realise financial goals.

MBI was most gratefully recognised as "Investment agency of the year" by Oxfordshire Prestige in both 2021 and 2022, following national awards from RICS and BUILD (since 2016).



RESIDENTIAL PROPERTY

Asset management services for landlords with residential property.

For landlords of residential properties who might be time-constrained, wish for added value, have a large portfolio, be located abroad, or have other business interests; a transparent, fixed fee and customised asset management solution is available.

MBI provides a unique service that oversees every step for each property, acting as an intermediary / asset manager between the landlord customer and the letting or management company. This eliminates many daily problems including contracts, manager selection, compliance, and repairs.

MBI will have oversight of the letting process for compliance and tenant quality too. Rates are fixed at £45 per month. Monthly rent collection is also available at a rate of 5%.



PROFESSIONAL

Services

PROJECT	DESCRIPTION
Architectural design	Fit out, all plans, elevations
Building surveys	Home or commercial, all levels
Business rates	Formal check and challenge
Lease renewal or rent review	To serve notice and negotiate
Planning	Change of use, hours, development
Premises licences	Late night trading operations
Valuations	RICS, NAEA, home or commercial

Professional services by qualified and experienced consultants including a range of building surveys (including commercial pre-acquisition and photographic schedules of condition), licensing applications, business rates checks and challenges, RICS formal Red Book valuations, design, leasehold enfranchisement, rent reviews and lease renewals.

"Without your expert services it could not have been such a great outcome. Your experience made everything so much smoother (Pepe's Piri Piri)".



CASE STUDIES



FEE GUIDE

SERVICE	FEE GUIDE
Agency - leasehold acquisitions	10%
Agency - freehold acquisitions	1%
Agency - alternative investment	2.5%
Agency - premiums	2.5%
Agency - retainer on all work	£750 (deductible from final fee)
Building survey - commercial	Enquire
Building survey - residential	Enquire
Business rates - check / challenge	£300 + 20% of 'win'
Management - property portfolio	5% of rent roll
Management - lite package	£45 per property per month
Management - full package	£95 per property per month
Management - rent collection	5% of rent payable
Planning - small applications	From £395 (large applications - enquire)
Planning - designs and fit out	Enquire



FEE GUIDE

SERVICE	FEE GUIDE
Premises licence - application	£695 (to include schedule)
Professional - rent review or lease renewal (existing clients and which may be offered as part of a management or asset contract)	up to £10k rent pax - 10% + rent up to £20k pax 5% + rent up to £50k pax 2.5% + rent balance 1% (minimum fee £750 - payable on instruction)
Valuation - desktop (LH/FH)	£295
Valuation - RICS Red Book	Enquire
Hourly rate of company director	£175

Please note that all charges are exclusive of VAT unless otherwise advised upon instruction. VAT is however not currently charged on the majority of instructions. All fees are offered as a guide only - additional charges may be applicable due to travel or unique qualities of an instruction or property.

A formal fee quote with terms of engagement will be issued to a client to approve the fee payable and this fee guide is therefore subject to formal quotation and standard terms of business on request.

RICS valuations and surveys along with the RIBA architectural services are offered through qualified and established consultants of the practice upon client request and where MBI acts as contract manager.

