



2025 MBI PROPERTY

PROPERTY SERVICES

“Connecting brands, people and businesses with property”



BUILD



ABOUT MBI-PAM

Proven Leadership in Commercial Property Advisory

For 12 years (since its establishment in 2014), MBI has provided holistic, client-centric advice on asset management and agency, empowering decisions amid market volatility, distinct profiles, and risks like ESG regulations.

Awards & Sustainability

Recognitions:

RICS (2016), BUILD (2018-2023), Global 100 (2024), Oxfordshire Prestige (2020-2022).

As Ecologi members, we plant trees per instruction and invest in carbon projects, boosting green asset values.

Trusted by diverse clients — from local entrepreneurs to companies and brands like Pepe's Piri Piri, 39 Desserts, NHS, Greenoak, Saka and Kobe Sizzlers.

Mission

Democratising commercial property for our clients. To realise complex commercial deals via sustainable, personalised service and tech like AI forecasting.

Vision & Purpose

Guide a close client community through sensitive transactions with empathy, fostering transformative partnerships for sustainable success.



OCCUPIER SERVICES

Strategic Agency & Management for Leasehold & Freehold Success

MBI provides specialised agency and management for occupiers acquiring and optimising leasehold and freehold commercial properties. From emerging startups to established brands, we secure spaces that fuel business growth — restaurants, offices, retail, and more — while safeguarding your interests in a competitive market.

Targeted Acquisitions

We strategically source, negotiate, and acquire prime and sub-prime properties for diverse operators, including 39 Desserts, Kobe Sizzlers, Pepe's Piri Piri, Naan Staap, Hungry Caterpillar, Modora, Mooboo, Downing IP, Fireaway Pizza, Tesla and GDK. Our expertise uncovers tailored opportunities in high-traffic retail and leisure hubs, flexible office suites, and adaptive industrial spaces, leveraging market data to drive favourable terms and long-term viability.

As a tenant, your lease is a core asset — protect and enhance it to maximise business value and resilience.

Portfolio Management

Hands-on support covers:

- Rent management, notices, reviews, and facilities oversight.
- Business rates optimisation, lease renewals, assignments, and use changes.

Fixed rate: £45-95 per property/month — transparent, inclusive for efficient compliance, cost control, and strategic adaptability.



LANDLORD SERVICES

Tailored Agency & Management for Commercial Property Excellence

MBI delivers expert agency and management for acquiring and optimizing commercial assets. From landlords to investors, we drive portfolio growth in residential and commercial sectors, maximising returns and minimising risks through precise, data-informed strategies.

Strategic Acquisitions

We source, negotiate, and secure commercial properties — offices, retail, industrial, mixed-use — using market insights and networks to spot undervalued assets and trends like sustainable regeneration or logistics hubs.

Access curated opportunities in three asset classes:

- Traditional Property: Custom-sourced physical assets per your instructions.
- Equity Investments: Shared stakes in high-potential ventures.
- Loans: Secured financing for steady yields.

Rigorous due diligence ensures competitive edge.

Portfolio Management

Proactive oversight includes:

- Debt collection, notices, rent reviews, facilities management.
- Business rates advice, lease renewals, assignments, use changes.

Fixed rate: £45-95 per property/month — transparent, all-inclusive for seamless compliance, tenant relations, and value growth.



PROPERTY INVESTMENT

Five-Phase Strategy for Optimal Returns

MBI guides clients through a streamlined, personalised process for acquiring income-generating residential and commercial properties. We balance risk, opportunity, and value creation to align with your portfolio goals, leveraging our expertise in traditional assets and value-add strategies.

Phase 01: Risk Analysis

We conduct thorough assessments of market trends, asset viability, and client-specific factors to identify high-potential investments while mitigating downside risks like economic shifts or regulatory changes.

Phase 02: Searches & Due Diligence

Access our curated selection of investment opportunities, from stable income producers to development plays. Rigorous due diligence — covenant analysis, liaison with legal teams, valuations and compliance checks — ensures transparency and informed decisions.

Phase 03: Negotiate Deal(s)

Our team crafts tailored negotiations for residential or commercial assets, focusing on income optimisation and value-add angles like repositioning or sustainability upgrades. Strategies are customised to your risk profile, portfolio balance, and budget for maximum leverage.

Phase 04: Legals

Integrated legal support, including planning, development, and asset management, runs parallel to acquisition. This multi-stage oversight streamlines contracts, secures permissions, and enhances asset performance to realise your financial objectives efficiently.

Phase 05: Completion & Value

Seamless handover with post-completion monitoring to drive ongoing appreciation and yields. MBI proudly holds the title of 'Investment Agency of the Year' from Oxfordshire Prestige, alongside national accolades from RICS and BUILD since 2016.



RESIDENTIAL PROPERTY

Tailored Asset Management for Landlords

MBI offers specialised asset management for residential landlords seeking hands-off efficiency with premium value enhancement. Ideal for time-strapped owners, large portfolios, overseas investors, or those with competing business interests, our customised solutions deliver seamless oversight without the daily grind.

Proactive Portfolio Oversight

We act as your dedicated intermediary and asset manager, bridging the gap between you and letting agents. This unique service supervises every property step — from tenant sourcing to maintenance — eliminating common hassles like contract disputes, agent selection, regulatory compliance, and repair coordination. Enjoy peace of mind with vetted, high-quality tenants and full letting process scrutiny.

Flexible, Transparent Pricing

Fixed oversight rate: £45 per property / month.

Optional monthly rent collection: 5% commission —transparent, scalable, and focused on boosting yields while minimising voids and maximising long-term appreciation.



PROFESSIONAL SERVICES

PROJECT	DESCRIPTION
Agency	Freehold and leasehold commercial
Architectural design	Fit out, plans, elevations
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	Home, investment or commercial

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



FEE GUIDE

SERVICE	FEE GUIDE
Agency - leasehold acquisitions	10%
Agency - freehold acquisitions	1%
Agency - premiums	2.5%
Agency - minimum fee basis	£3,000
Agency - retainer on all above work	£750 (deductible from final fee)
Agency - assignments	£795 (fixed fee, unless complex, payable on instruction)
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 £495 (large applications - enquire)
Planning - designs and fit out	Enquire



FEE GUIDE

SERVICE	FEE GUIDE
Premises licence - application	£795 (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)	£475
Valuation - summary short form	£295
Valuation - RICS Red Book	Enquire
Hourly rate of company director	£195

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 accompanying 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 RIBA architectural surveys are offered through qualified and well established consultants of the practice - instructed upon client request - and where MBI acts as contract manager.

