

MBI-PAM

Property Requirements 2026

Connecting brands, people and businesses with property.

LEASEHOLD REQUIREMENTS

Hungry Caterpillar Nurseries

- 2,500-5,000 sq ft
- Areas: Buckinghamshire, Surrey, Berkshire, London
- Close to residential areas and schools
- Garden/play space required
- On-site parking required
- New-build or purpose-built preferred

Pepe's Piri Piri

- E class premises (restaurant with ancillary takeaway)
- 1,400 sq ft+
- Target areas: Bexleyheath, Brixton, Camden, Hackney, Halifax, Hull, Lincoln, Leeds, Maidenhead, Neasden, Newbury, Peterborough, Windsor, Wokingham
- Minimum 5m shopfront
- Delivery drop-off or small parking area needed
- Up to £50,000 pax (higher in London)

Real Good Dental

- 1,800-3,000 sq ft (minimum 1,800 sq ft)
- Preferred locations: Brighton and Southend
- Central, accessible positions with strong footfall
- Proximity to parking or good drop-off access
- Long-term lease required

FREEHOLD & INVESTMENT REQUIREMENTS

Investment

- Income-producing commercial, residential or mixed-use assets
- Budget £250,000-£1,000,000
- Strong commercial covenants preferred
- Retail, leisure, industrial, office sectors
- Assets with management or regear opportunities considered
- Terraced family homes across Midlands, Yorkshire, Humberside, Lincolnshire
- Residential portfolios considered
- Small commercial assets up to £100,000
- Sites with planning-gain potential

Development

- Private clients with cash funds in place
- Site values £350,000-£2,000,000
- Land with planning potential or uplift
- Vacant or part-vacant commercial buildings
- Distressed or unusual sites considered
- Preferred areas: Essex, Buckinghamshire, Berkshire, Somerset