

## 1685 - Isleworth, Middlesex

### Case studies

23.06.21



The client is purchasing a vacant building that is arranged as a restaurant on the ground floor with a six room HMO on the upper two floors. The loan required was on a first charge commercial basis for £525,000.

Planning has been granted for rear extensions to the first floor and rearrangement to two studio units. The client intends to submit planning for a two bedroom mews house to the rear. His exit strategy is refinancing.

There is good precedent for this being a number of neighbouring properties having already completed mews houses along Pembroke Place. With an LTV of 70% and a rate of 1.00% per month this loan is against a robust security with good added value opportunities.

**Capital is at risk.** Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

TAB is a trading name of TAB London Limited. Registered in England and Wales with registration number: 11225821 and whose registered office is at 101 New Cavendish Street, London W1W 6XH.