

2089 - Bridgend, Wales

Case studies

16.09.21



Name of case study: 2089 - Bridgend, Wales

Project location: Bridgend, Wales

Rate: 1.250% pm

Term: 6 months

LTV: 50.42%

Loan amount: £7,500,000

Exit strategy: Refinance

Reason for loan: Purchase

Type of property: Commercial

The client is borrowing £7.5m on a first charge bridging loan. Only £5m is being advanced, and the remaining £2.5m is being held in the solicitor's client account. The site is regarded as the principal

film studio in South Wales - at a time of unprecedented demand for UK film studios.

The site has full planning permission for its existing five studio buildings and has pending applications for other buildings recently built. Since the original purchase, the borrower has invested c.£3.0m to further improve the site.

This first charge loan has a loan to value of just over 50%, a rate of 1.25% per month and is for 6 months.

See the full TAB Lending rate card and investment details [here](#).





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