

2414 - Millwright, Leeds

Case studies

07.04.22



 **TAB.**

Millwright Street, Leeds

Loan amount:	£4,000,000
LTV:	59.30%
Term:	12 months
Security:	1st charge

tabhq.com

Name of case study: 2414 - Millwright Street, Leeds

Gross rate: 12.00% pa

Term: 12 months

LTV: 59.30%

Loan amount: £4,000,000

Type of property: Land with planning

Security: 1st charge

The loan was to acquire a site in Leeds benefiting from planning permission for the development of new student accommodation. The property is set to be seven storeys, containing 251 self-contained units. The development will comprise a mixture of studio apartments ranging from classic to large and premium studios. The three studio types provide different sized rooms, amenities and prices.

The £4,000,000 loan is for 12 months at 59.30% LTV. The site itself currently remains a vacant development site, the surrounding area is mixed, consisting of industrial, commercial and residential accommodation.

The property is in an ideal location, situated just to the north east of Leeds City Centre which is convenient for students. The property is also close to Leeds City Centre's retail and leisure core, as well as being close to the University of Leeds and Leeds Beckett University in the north of the city.

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.