


2999 - Leytonstone, London

Case studies

25.08.22



Leytonstone, London

Loan amount:	£1,120,000
LTV:	70.00%
Term:	12 months
Security:	1st charge
Product type:	Commercial

tabhq.com



Name of case study: 2999 - Leytonstone, London

Loan amount: £1,120,000

LTGDV: 70.00%

Term: 12 months

Security: 1st charge

Product type: commercial

TAB completed a [first charge commercial loan](#) of £1,120,000 secured against a medical centre in Leytonstone, East London. The property is comprised of a ground floor and mezzanine level commercial unit, with nearby retail shops such as Argos and Costa Coffee.

TAB's facility reflects 70% LTV for a term of 12 months. The borrower, who is currently the tenant and a successful private medical and wellness service provider, required the loan as the opportunity to purchase the property arose and they needed to complete swiftly. The bridge has allowed the borrower the necessary time to organise their long term finance strategy while continuing to run their successful business.

If not for the continuous effort, exceptional communication and efficiency between both solicitors, valuers and the underwriting team, we may have seen some detrimental delays that could have proved costly for the client. Harry Rose from DS Property Finance, Adam Hattersley from Fieldfisher and Faith Ndelbele, TAB's underwriter, worked diligently on this case and their joint efforts meant another client managed to secure the funds they needed to complete their purchase swiftly!

Sam Morris, Lending Associate

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.