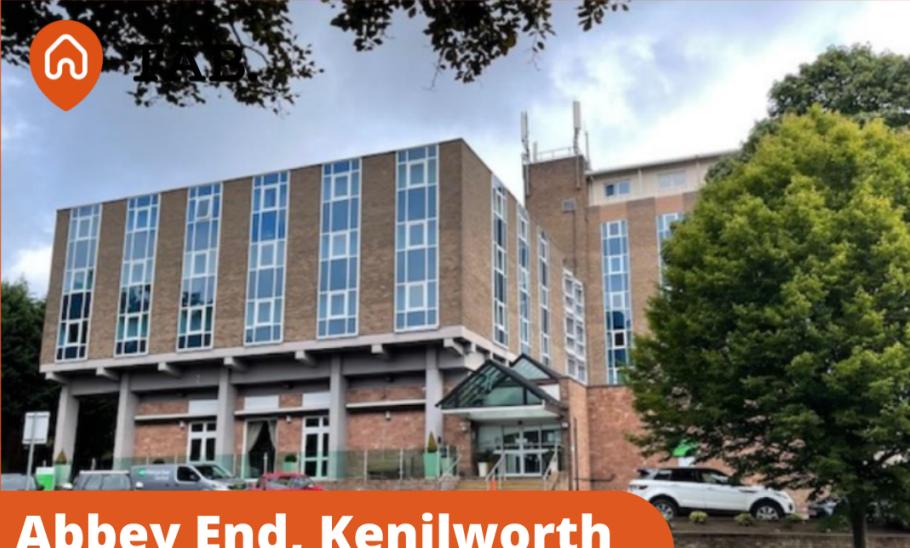




101832 - First charge commercial loan against a hotel - Kenilworth

Case studies

18.10.22



Abbey End, Kenilworth

Loan amount:	£5,525,000
LTV:	65.00%
Term:	24 months
Security:	1st charge
Product type:	Commercial

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TAB has completed a £5.5m [first charge commercial loan](#) secured against a Holiday Inn hotel in Kenilworth.

The property is located in the centre of Kenilworth, and comprises a four star hotel with 115 guestrooms and facilities. The borrower purchased the property in 2017 and has since refurbished 80 bedrooms and the reception as well as the communal areas to include two new restaurants.

The first charge commercial loan, secured against the hotel, is intended by the client to refinance existing debt. Instead of retaining the first three months of interest, TAB retained the interest for the last three months.

This was our second deal in as many months for Brotherton Real Estate. Their attention to detail and knowledge of the deal and their clients is second to none. Working with Rob was an absolute pleasure, as always, and we are looking forward to continuing and growing the relationship.

Nick Russell, sales director

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](#).

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