

# 3084 - £4m first charge loan against hotel - Liverpool

Case studies

23.11.22



 **TAB.**

## Baltic Hotel, Liverpool

Loan amount:	£4,000,000
LTV:	59.70%
Term:	12 months
Security:	1st charge
Product type:	Commercial

[tabhq.com](http://tabhq.com)



TAB completed a £4,000,000 [1st charge bridging finance loan](#) against a 36 bedroom hotel in Liverpool. The property, formally a working warehouse converted and extended in 2020/1, is under construction to add a further 20 bedrooms.

The borrower, an experienced owner, has developed a number of similar schemes and will be using the loan to refinance and complete the final refurbishment works, and will exit the loan by sale of the freehold and refinance of the leasehold.

The client and the broker were an absolute pleasure to work with, they were responsive and provided all the necessary information promptly allowing for a smooth loan application and underwriting process. We would be delighted to work with them both again in the future.

**EJ, underwriter**

**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.