

104751 - £728,000 bridging loan against a mixed use property in London.

Case studies

30.10.23



 **TAB.**

Twickenham, London

Loan amount:	£728,000
LTV:	65%
Term:	6 months
Security:	First charge
Product type:	Mixed use

tabhq.com



104751 - £728,000 bridging loan against a mixed use property that comprises a retail ground floor and six flats above in London.

Loan amount: £728,000

LTV: 65%

Term: 6 months

Security: 1st charge

Product type: Mixed use

TAB completed a £728,000 bridging loan secured as a first charge against a mixed use asset which comprises a Tesco retail space on the ground floor and six flats above.

This is the first time TAB has worked with this borrower and broker. We first connected with Our Mortgage Broker, Ahkil Mair over Instagram, and found common ground in our work. A case then crossed his desk, and he thought of TAB and reached out with an enquiry. We were presented the case, provided terms and then held an all party call with the broker, borrower and required legal teams.

The borrower is an extremely experienced property owner and entrepreneur, with an extensive portfolio which he has built up over an impressive career, as well as owning and running a restaurant and film studio in London.

The borrower required our loan as the film studios in question required refurbishment work, however this created a tight turnaround time as there was already a tenant ready to move in. For this reason we needed to work quickly with the broker and borrower to ensure there was no delay. Due to the efforts of all involved in this deal, we were able to complete it within just five days.

The borrower's exit of our loan will be through the sale of another asset that the borrower owns.

Due to how we successfully handled their case and gave the client our unwavering commitment to an excellent service, positions TAB for potential future opportunities.

**TAB.**

Akhil from Our Mortgage Broker is a true professional and was key in getting this case completed on time, his dedication to his client and achieving their needs was exceptional. This was proven by the fact that we were able to turn this case around in just a few days. As with most time sensitive cases it had some challenges to get through along the way but Akhil managed all the necessary information and ensured a seamless journey from enquiry to completion on this deal. This was a fast turnaround and wouldn't have been possible without the help of a driven and efficient broker and borrower, as well as TAB's top class service!

Danny Scoltock, head of underwriting



TAB.



First deal completed and we'll be back to do more

"I'm thrilled to provide a glowing review for TAB and their team, who accomplished the remarkable feat of closing a bridge loan for our client in just five days. Their dedication and commitment to exceptional service deserves high praise.



TAB and the entire team demonstrated remarkable efficiency throughout the process. Their ability to think outside the box and come up with innovative solutions was truly impressive. They didn't just meet the tight deadline; they exceeded our expectations.

What set TAB apart was their collaborative approach. They worked seamlessly with all stakeholders involved in the deal, ensuring a smooth and cooperative process. Their professionalism and communication skills made a significant difference in expediting the loan approval.

We are incredibly grateful for TAB's outstanding service and unwavering dedication to our client's needs. We highly recommend TAB and their team for their exceptional work and look forward to working with them in the future."

Akhil Mair



feefo 

This article is for information only and does not constitute advice or a personal recommendation. As with any investment your capital is at risk and you should seek advice concerning suitability from your investment adviser.

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.