

107587 - £2,800,000 commercial bridging loan against two large retail units in York.

Case studies

19.07.24



TAB facilitated a £2,800,000 commercial bridging loan for a term of 12 months at an LTV of 53.64%.

The two properties are located in the centre of York within a predominantly retail-led area on a pedestrianised road, the surrounding occupiers include a mixture of local and national businesses.



The first property is a period, Grade II Listed building, the front comprises a large retail unit and the rear consists of residential units. The other property is also a large retail unit further up the street that has planning permission for the conversion of retail to residential creating ten townhouses and two apartments.

The loan was structured to refinance existing debt with another lender. The surplus funds will be used for business purposes to improve performance and profitability.

The exit strategy involves the sale of the business and buildings leveraging the planning permission granted.

We recognised the importance of a swift resolution for the borrower. By closely understanding their needs and working efficiently, we were able to secure the funding in time. Our goal was to provide them with the flexibility to advance their investment plans without delay.

Martyn Evans, Senior Business Development Manager - North

My business manager Martyn Evans was fantastic throughout the process from start to finish. He made the loan process much easier. I would highly recommend TAB to other brokers.

Andrew Pearse, Broker

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.

