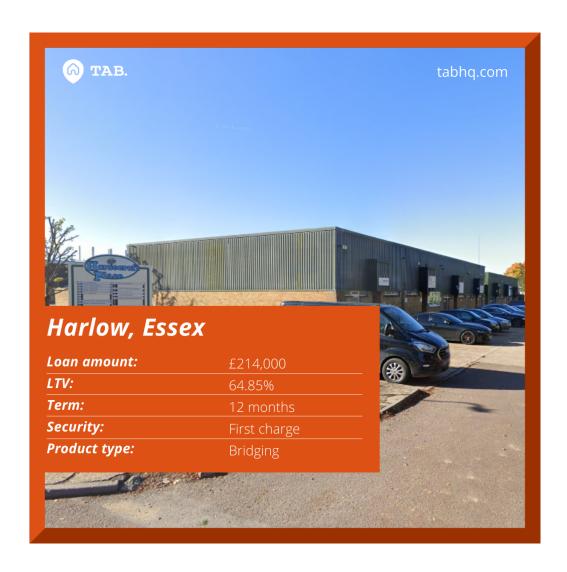


## 107851 - £214,000 first charge bridging loan against an industrial workshop in Harlow.

**Case studies** 

20.08.24



TAB facilitated a £214,000 first charge bridging loan for a term of 12 months at an LTV of 64.85%.



The property is situated within an industrial estate, to the west side of Harlow. It is an end-of-terrace industrial workshop constructed around 1980. Currently used as a car repair workshop, it falls within the B2 general industrial use class.

The borrower is a self-employed mechanic with his plan to move and operate his business from this property. The borrower demonstrated a stable income, and our solution enabled him to secure the property and advance his plans.

The exit strategy will be a refinance onto a commercial mortgage.

We understood the urgency of the borrower's situation and the need for a tailored financial solution. By reviewing his income stability and addressing the property's condition, we were able to provide the necessary funding swiftly. Our focus was to support his transition into the property and ensure a smooth financing process.

**Sophie Meller - BDM** 



**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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