

TAB's latest property investment opportunity in Royal Leamington Spa achieves success with fractional ownership model

News

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TAB has completed the fractional sale of its latest prime investment opportunity in Royal Leamington Spa, a commercial property let to H&M Hennes and Mauritz UK Limited. This high-demand opportunity, valued at £3.5 million, saw 31 investors participate, with the total amount available sold out in less than three hours. The sale brings TAB's property under management to £11.2 million,

reflecting the growing appetite for fractional ownership in high-value assets.

Investment returns and asset management potential

This property on The Parade in Royal Leamington Spa offers investors the potential for attractive financial returns, with an initial net yield of 24.49% and a projected return on investment of 47.22% over the two-year term. The investment, underpinned by a secure lease with H&M until 2026, includes a £1.39 million equity raise, while the remaining acquisition costs are funded by senior debt. TAB has set aside a reserve fund to add value to the property with potential reconfiguration and development opportunities.

Located in an affluent area known as Silicon Spa, the property is in the centre of Leamington Spa's retail and commercial zone, benefiting from high foot traffic and proximity to landmarks like the Royal Priors Shopping Centre and the newly redeveloped Bedford Studios. This location helps to boost the property's value as a long-term investment and offers TAB substantial asset management opportunities upon lease expiration, including potential redevelopment for office, hotel or residential use.

TAB opens access to prime commercial real estate as demand for fractional ownership grows

"This sale demonstrates the growing appetite for fractional ownership in prime commercial assets," said Duncan Kreeger, Founder and CEO at TAB. "We're breaking down traditional barriers to entry in commercial property investment, enabling individual investors to access institutional-grade opportunities previously reserved for large-scale investors."

"By enabling part-ownership of prime commercial assets, TAB provides investors with returns from rental income and any potential capital gains while lowering the capital barrier for entry. This approach reflects a growing industry trend as more investors seek alternatives to traditional real estate ownership and pursue diversified portfolios with reduced risk and increased flexibility."

Leveraging technology for investor experience

There has been continued innovation via the integration of technology to improve the investor experience, which is demonstrated by TAB's completion of the Royal Leamington Spa property investment opportunity. Recent enhancements to its mobile platform streamline the onboarding

process, while AI-powered analytics optimise investment decision-making. These updates, including real-time access to investment performance data, reflect TAB's commitment to efficiency, making it easier for investors to engage with high-value opportunities.

Investment criteria and future opportunities

TAB continues to seek new investment opportunities and is currently targeting properties across several use classes, including residential, hotels, HMOs, mixed-use, office and retail properties. TAB's focus is on assets in prime locations, such as city centres in London, Bristol, Birmingham, Manchester, Leeds, Coventry, Norwich, Leicester, and Nottingham, with lot sizes ranging from £500,000 to £5 million, and exceptional deals up to £25 million. However appropriate due diligence is undergone on all potential opportunities, ensuring only the best quality properties are offered to TAB investors.

TAB's strategy includes properties that offer either high yield or value-add potential, such as:

- Residential: Blocks of flats, short lease flats, properties needing refurbishment, and probate sales
- Hotels: Strong tenant covenants with potential alternative use
- HMOs: Houses outside Article 4 areas, with conversion potential
- Mixed Use: High-yield or discounted properties with potential redevelopment value
- Offices and Retail: High-yielding, multi-occupant properties in central locations

TAB's latest success in Leamington Spa following a successful Travelodge purchase earlier this year highlights the evolving landscape of property investment, where new models are making high-value real estate accessible to a broader range of investors.

About TAB

Founded in 2018, TAB is a real estate finance and investment platform that offers flexible lending solutions for property projects that do not fit traditional lenders' criteria. With a focus on trust, transparency, and innovation, TAB has lent more than £500 million and continues to expand its reach across the UK.

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Notes to editors

TAB is a whole life cycle, real estate finance and investment platform, established in 2018 to cater to property projects that were not aligned with the stringent criteria of traditional lenders. Recognising the need for a lender well-versed in bridging loans and experienced in efficient risk management, TAB designed a lending model that embraces flexibility and considers borrowers' unique requirements. With a dedicated and experienced team comprising seasoned professionals, including in-house legal experts, quality underwriters, and skilled salespeople, TAB has successfully written over £500m in loans within four years and is set to have a loan book of over £700m in 2025.

TAB has now expanded and its extensive lending experience, diverse funding sources, and nationwide reach enables it to offer competitive finance solutions as well as a growing range of other investment opportunities. TAB prioritises trust, transparency, personalisation, efficiency, and innovation to deliver outstanding service to clients.

ENDS

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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