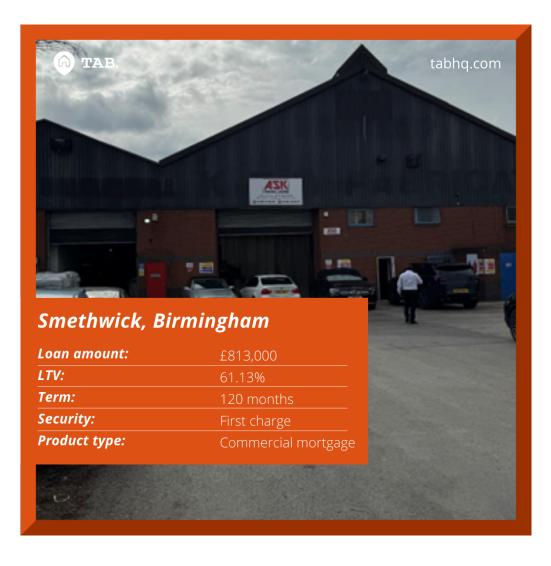


## 109784 - £813,000 commercial mortgage on an industrial property in Smethwick

**Case studies** 

06.12.24



TAB facilitated an £813,000 commercial mortgage, for ten years at an LTV of 61.13%.



Located on the northern side of Smethwick, near Birmingham city centre, the property comprises two connecting industrial units. These units form part of a 1960's commercial development featuring similar properties.

This was a straightforward, owner-occupied commercial deal. TAB handled the process efficiently, completing the loan in just six weeks from the initial application to finalisation.

The funds were used to refinance the borrower's existing facility and raise capital to support the purchase of additional investment properties. The broker confirmed the client plans to acquire another warehouse unit.

With a ten-year term, the borrower's exit strategy is to refinance at the end of the mortgage term.

This deal highlights how TAB's commercial mortgage solutions can support businesses in securing their future growth. We were delighted to facilitate this loan quickly, helping our client refinance and expand their investment portfolio with ease.

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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