


108575 - £155,000 bridging loan for a basement retail space in Chislehurst, London

Case studies

21.02.25



Chislehurst, London

Loan amount:	£155,000
LTV's:	58.05%
Term:	12 months
Security:	First charge
Product type:	Commercial bridging

TAB provided a £155,000 bridging loan for 12 months, secured against a commercial property in Chislehurst, London, with an LTV of 58.05%.

The property is a lower-ground basement unit. The space features a combination of original and modern construction elements, with the retail space still in a partially finished state. Significant work is required to complete the project, and a schedule of works has been provided.

TAB quickly facilitated the loan, ensuring the borrower could proceed with their plans to complete the property's refurbishment. The loan was processed efficiently, with the necessary support to meet the client's requirements within the agreed timeframe.

The funds will be used to refinance the existing charge and finish the remaining works needed to complete the property.

The borrower's exit strategy is to refinance the property once all works are complete.

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.