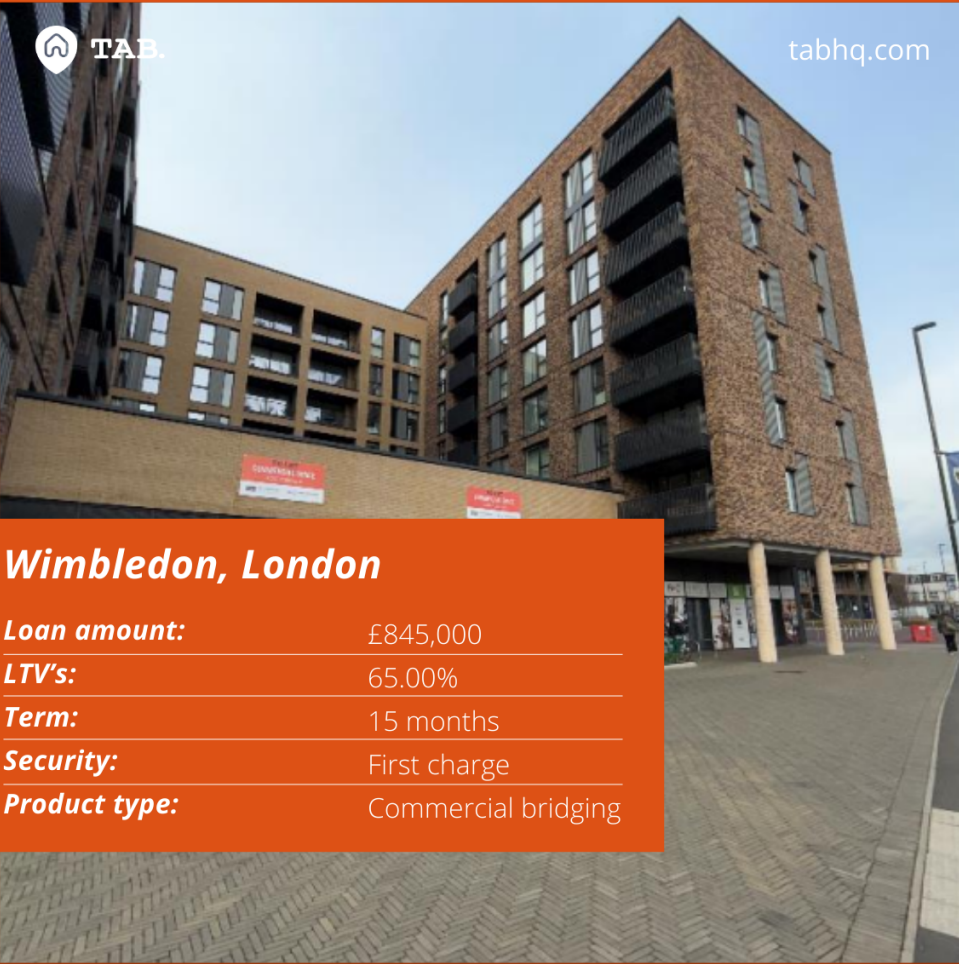


110773 - £845,000 bridging loan for a commercial unit in Wimbledon, London

Case studies

14.03.25



Wimbledon, London

| | |
|----------------------|---------------------|
| Loan amount: | £845,000 |
| LTV's: | 65.00% |
| Term: | 15 months |
| Security: | First charge |
| Product type: | Commercial bridging |

TAB facilitated a £845,000 bridging loan for 15 months, secured against a large ground-floor commercial unit in Wimbledon, London, with an LTV of 65.00%.

The property is part of an eight-storey mixed-use development, featuring residential apartments on the upper floors and two commercial units at ground-floor level, each with their own private access. The unit measures approximately 10,785 sqft and is designated for commercial, business and service use. It also benefits from a ten-year structural new-build warranty issued under an insurance provider.

TAB worked efficiently to facilitate the loan, ensuring the borrower could complete the purchase of the commercial unit within the required timeframe. The funds will be used to assist the borrower in acquiring the new-build commercial unit.

Once the property becomes income-producing, the borrower plans to refinance with another lender within 15 months.

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.

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