


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.

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