


109802 – £270,000 commercial bridge for a retail and residential unit in Pinkney's Green, Maidenhead

Case studies

22.05.25



Pinkney's Green, Maidenhead

Loan	LTV	Term	Security	Product
£270,000	60.00%	12 months	First charge	Commercial bridge

TAB provided a £270,000 bridging loan for 12 months, secured against a semi-commercial property in Pinkney's Green, Maidenhead, with an LTV of 60.00%.

The property comprises a two-storey detached building, arranged with a retail unit at ground floor level and a self-contained two-bedroom maisonette on the first floor.

The building is of traditional construction and sits within a mixed-use area, supporting both residential and commercial premises.

TAB was comfortable facilitating the loan at 60.00% LTV, enabling the borrower to raise capital against the asset to invest in a separate business opportunity.

The borrower intends to exit the bridge loan by refinancing with a term lender once their plans are further progressed.

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