



## Property finance

# VAT loans

The flexibility of a VAT loan takes the pressure off cash reserves, allowing you to retain working capital to invest in other important business areas. As an alternative funding line, it smooths cash flow peaks and troughs without using up existing funds.

## Key features



Funding for up to 100% of the VAT bill due to HMRC



Maximum 5 month term or until the next rebate is due



Only available in conjunction with a new Cambridge & Counties Bank commercial loan\*

## Lending criteria

- ✓ VAT loan - Funding up to 100% of the VAT bill due to HMRC
- ✓ Confirmation that the property purchase is VAT inclusive from the Bank's Solicitors
- ✓ Only available for VAT registered businesses taking out a new Cambridge & Counties Bank commercial loan\*
- ✓ Confirmation of the amount recoverable and date due from the borrower's accountant
- ✓ Commercial loan up to 70% LTV of the open market value, plus an additional linked VAT loan up to 20%, providing a combined maximum 90% LTV inclusive of all fees
- ✓ The commercial property purchase is subject to our commercial loan criteria
- ✓ Maximum term is 5 months from the date of draw down or until the next rebate is due
- ✓ Available in England, Scotland or Wales

\*A VAT loan is not available for commercial bridging and commercial refurbishment loans.

## Let's talk

Interested in learning how our property finance team can help you get your project off the ground? Get in touch:

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