



# Commercial Refurbishment Loans

The perfect solution for smaller refurbishment projects. Our commercial refurbishment loans offer short-term solutions for experienced property investors, landlords and developers looking to upgrade commercial property before renting it out.

## Key features

- Interest roll-up options available
- 9 month term plus longer term loan options available should the property be retained after completion
- Dual representation available to reduce draw down times
- For smaller deals there are no Building Surveyor monitoring requirements

**PLEASE NOTE: This product is not available for a project that includes any element of new build works to the property i.e. extensions or additional floors.**

## Who do we lend to?

Borrowers must be a UK Registered Company, Limited Liability Partnership, Trust, Charity or in personal names.



**Dual legal representation**



**No surveyor monitoring**



**Interest roll-up options**



## Lending criteria

- Experienced property investors who are able to demonstrate that interest costs can be covered during the period of the loan
- Personal guarantees required from business owners/directors
- Secured by way of a first legal charge on a UK located property (excluding Northern Ireland)
- Maximum term 9 months
- Maximum LTV 65% based on the purchase price or Vacant Possession valuation at commencement, plus a maximum of 70% of the Gross Development Value
- Borrowers must be a UK Registered Company, Limited Liability Partnership, Trust, Charity or in personal names
- Loans from £150k to £2m
- Maximum Loan to cost is 65% of the initial purchase price and 65% of the refurbishment costs

### Why choose us?

At Cambridge & Counties Bank we know that investment opportunities don't always fit with a long term committed loan structure. A short term solution can allow you to secure a property before using your expertise to enhance its value. Our experienced front line and manual underwriting teams have a wide knowledge of the sector so they understand the potential that refurbished properties can offer. In addition we have the added benefit of being able to approve a long term committed loan alongside the refurbishment should you wish to retain the property following its completion.

Max.  
**65%**  
LTV

**Experienced**  
property investors



Loans  
**£150k**  
to **£2m**



**Personal**  
guarantees  
required



Get in touch with our dedicated **Property Finance Team**



Call **0344 225 3939**



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**Cambridge &  
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Growing business together

**Registered office:** Charnwood Court, 5B New Walk, Leicester LE1 6TE United Kingdom. Company Registration No: 07972522

We are authorised by the Prudential Regulation Authority and are regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

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