



# PROPERTY FINANCE VAT LOAN



**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



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



Maximum 5 month term or until the next rebate is due

## 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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