

# Commercial Bridging

Purpose: Secure a property purchase quickly, generate short-term business cash flow from an existing property, refurbishments of up to 10% of market value and use as pre-construction finance.

## Key Features

<b>MAX FINANCE SIZE</b>	<b>£5,000,000*</b>
<b>MIN FINANCE SIZE</b>	<b>£100,000</b>
<b>FINANCE TERM</b>	<b>Up to 24 months</b>
<b>ARRANGEMENT FEE</b>	<b>2%</b>
<b>PROFIT RATE</b>	<b>From 1%</b>
<b>FTV</b>	<b>Up to 65%</b>
<b>REGIONS</b>	<b>England, Wales</b>

## Criteria

### PROPERTY

Commercial only

### CHARGE

1st charge only.

### APPLICANT

UK residents and companies. Ex-Pats considered.

### TENURE

Freehold, or leasehold with 70+ years left on the lease.

\***Aggregation:** Maximum available to any one customer shall not exceed £10M.

**NB:** Please see our unacceptable properties and non-sharia properties for properties we are unable to provide finance on