



Case study: re-development bridge

The property

A 5 storey commercial building in Kent with retail units on the ground floor and 4 floors of office space above. The property was purchased by our client at auction with a view to converting the upper floors from office space to residential space.

The challenge

The client obtained planning permission to allow the upper floors of the building to be converted, however he could not obtain funding from high street banks to complete the re-development. We were asked to provide the funds quickly.

The solution

- ▶ Loan amount: £700,000
- ▶ Independent valuation amount: £1,250,000
- ▶ Term: 12 months

The outcome

The client completed the re-development and refinanced with a high street lender at the end of the term of our loan.