

## 2174 - Canterbury, Kent

### Case studies

01.12.21

**Name of case study:** 2174 - Canterbury, Kent

**Gross rate:** 11.40% pa

**Investor return:** 8.55% pa

**Term:** 9 months

**LTV:** 65.00%

**Loan amount:** £4,550,000

**Exit strategy:** Refinance

**Reason for loan:** Refinance

**Type of property:** Commercial

**Security:** 1st charge

This [first charge loan](#) was for a site with planning in the centre of Canterbury. There is planning for 19,500 sq ft retail and 39,000 sq ft residential which is split between 33 residential apartments and 32 serviced apartments. The site is an old department store with a Grade II listed frontage and is located in a pedestrianised area, where people can wander through the linked walkways.

This is a large loan on a significant site in the centre of a Cathedral City. This project is going to regenerate the city centre. The loan has an LTV of 65% and is for 9 months. The gross interest rate is 11.40% pa returning investors 8.55% pa.

TAB works with Matthew Davies, Broker from Opes Financial Partner, Chris Francis, RICS valuer from Strutt and Parker and Daniel Fireman was our legal representation from Gunnercooke LLP.

You can read the investment details [here](#) and the press release [here](#).





**TAB.**



**Capital is at risk.** Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

TAB is a trading name of TAB London Limited. Registered in England and Wales with registration number: 11225821 and whose registered office is at 101 New Cavendish Street, London W1W 6XH.