



CASE STUDY

Caerphilly, Wales

PRODUCT TYPE

Bridge

TERM

12 Months

PROPERTY

Commercial unit

EXIT

Refinance on to commercial mortgage



Outline

The borrower is a well-established Welsh company who specialize in working with large pharmaceutical companies, completing complex work to build commercial facilities. Introduced through broker Chris Melhuish who has completed multiple deals with us, the borrower sought funds to purchase the commercial unit from which they operate.

Process

The initial inquiry was received in September 2022 and was due to complete in November, but the borrowers had to focus on their business projects due to the busy seasonal period in their line of work and we agreed to complete in the new year. The deal since completed in May 2023, with Black & White honoring the original interest rate and LTV due to the personal valued relationship held with the broker.

Conclusion

Now the sole owner of the property, the borrower is planning to lease the unit to the UBO's wife on a commercial mortgage term.

“ BROKER

I have placed a number of clients with B&W and I find their service is first class. Despite this transaction being delayed they honoured their pricing and the execution by Agne with regular telephone calls and emails to update myself and my client went way beyond what I would expect from a lender. ”

Chris Melhuish, Arc Corporate Finance

“ BORROWER

Black & White held their original terms which is a rarity in specialist finance. We can't thank them enough, their service was excellent and they did exactly what they said they would. ”

Martyn Wells, Owner

