



Case Study

Caerphilly, Wales

Product Type:

Commercial Bridge

Term:

12 Months

Property:

Commercial unit

Exit:

Refinance on to commercial mortgage



Overview:

The borrower is a well-established Welsh company who specialise 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.

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 business seasonal period in their line of work and we agreed to complete in the new year. The deal since completed in May 2023, which Black & White honoring the original interest rate and LTV due to the personal valued relationship held with the broker.

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.



“ 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 way beyond what I would expect from a lender.

Chris Melhuish, Arc Corporate Finance