



# Bond Finance

**£1.94m refinance and  
capital raise using revamped  
commercial product**



## Commercial mortgages.

### The case

With a recently revamped commercial investment mortgage offering, we were able to help an existing client complete a £1.94m commercial refinance and capital raise on two properties.

This Ltd company application involved a multiple property portfolio refinance to release equity and finance future growth plans. The process was made slightly more complex given the mixed-use nature of the portfolio comprising residential assets and a semi-commercial property, however the complex commercial team felt comfortable enough with the strong covenant offered by the commercial tenant to offer a blended residential/commercial margin.

Taking a flexible and practical approach to the deal in this way was deemed the best route to achieving a good customer outcome, and Shawbrook's close working relationship with the broker, the strong client profile and the knowledge and expertise of the internal teams led to an IMO (Indicative Mortgage Offer) being issued within 5 days and completion within a month.

**"Shawbrook's complex commercial team were comfortable with this case and offered a blended margin which, when fixed for 5 years, matched the leverage requirements of my client. As this was a refinance, the client took advantage of Shawbrook's unique non-represented legal service and the case completed in under a month. All in all, an impressive start to Shawbrook's new complex commercial property offering and one I am delighted to see in action once again."**

**Dan Newbery, Director of Bond Finance**

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**Proudly different.**