Cashbook Finance

FCA-REGISTERED · FRN 782472

PRODUCT SHEET · BRIDGING FINANCE

A short-term loan *to bridge the gap.*

A fast, short-term business loan secured against property, used to cover a gap until a longer-term plan, usually a sale or a refinance, comes through. Business bridging only, never a home the borrower lives in.

THE FULL COST OF A BRIDGE · ILLUSTRATIVE

Property value	£500,000
Gross loan (65% LTV)	£325,000
Arrangement fee, 1%	£3,250
Interest, 1%/month, 9 months	£29,250
Repaid at exit	£354,250
If the exit is 3 months late	+£9,750

Interest rolled up; valuation and legal costs are extra and quoted per case. Interest is the largest cost and grows with each month the exit takes.

INDICATIVE · CONFIRMED IN WRITING

Term sheet, in brief

Who it's for	Businesses
Loan size	Up to £1m
Typical term	3-24 months
Security	UK property
Completion	Days to weeks
Cost	Interest + fees
Repaid by	Sale or refinance

For businesses and property investors. First or second charge on buy-to-let, unoccupied residential investment, commercial property or land.

WHEN A BRIDGE MAKES SENSE

Auction purchase
Usually 28 days to complete. Bridge now, refinance later.

Chain break
Complete before longer-term funding is ready.

Refurbishment
Buy and renovate before a mortgage will lend.

Development exit
Replace expiring development finance while units sell.

Below-market deal
Move on a keen price that needs a fast completion.

Business raise
Release short-term capital against property you own.

02 HOW IT WORKS

Built backwards *from a credible exit.*

01
The deal and the exit
The property, the amount and how it will be repaid.

02
Terms
An initial fit response targeted within one working day.

03
Valuation and legals
These confirm the security and set the timetable.

04
Funds, then repaid
Repaid in one payment when the sale or refinance lands.

WHAT WE NEED TO REVIEW A BRIDGE

- [ ] Property address, tenure and estimated value
- [ ] Purchase price, refinance amount or outstanding debt
- [ ] Deposit or equity position
- [ ] Valuation, agent evidence or comparable sales
- [ ] The exit: sale, refinance or another documented source
- [ ] Any legal or completion deadline

DANGER SIGNS TO SOLVE FIRST

- ✖ An exit that is vague, speculative or relies on too many assumptions
- ✖ A loan-to-value with no margin for valuation or cost movement
- ✖ Bridging used because affordability does not work elsewhere
- ✖ Title, valuation or legal routes that are not clean

Security risk. Your property may be repossessed if you do not keep up repayments on a loan secured against it.

Talk to a director

Work out the costs and exit first: **cashbookfinance.co.uk/calculator**

020 3239 0699
info@cashbookfinance.co.uk

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