



# PROPERTY FINANCE VAT LOAN



**The flexibility of a VAT Loan takes the pressure off cash reserves, allowing you to retain working capital to invest in other important business areas.**

As an alternative funding line, it smooths cash flow peaks and troughs without using up existing funds.

## Key features



Funding for up to 100% of the VAT bill due to HMRC



Only available in conjunction with a new Cambridge & Counties Bank Commercial loan\*



Maximum 5 month term or until the next rebate is due

## Lending criteria

- ✓ VAT loan - Funding up to 100% of the VAT bill due to HMRC
- ✓ Only available for VAT registered businesses taking out a new Cambridge & Counties Bank Commercial loan\*
- ✓ Commercial loan up to 70% LTV of the open market value, plus an additional linked VAT loan up to 20%, providing a combined maximum 90% LTV inclusive of all fees
- ✓ Maximum term is 5 months from the date of draw down or until the next rebate is due
- ✓ Confirmation that the property purchase is VAT inclusive from the Bank's Solicitors
- ✓ Confirmation of the amount recoverable and date due from the borrower's accountant
- ✓ The commercial property purchase is subject to our commercial loan criteria
- ✓ Available in England, Scotland or Wales

\*A VAT loan is not available for commercial bridging and commercial refurbishment loans.

## Let's talk

Interested in learning how our property finance team can help you get your project off the ground? Get in touch:

 0344 225 3939  [borrow@ccbank.co.uk](mailto:borrow@ccbank.co.uk)  [ccbank.co.uk](http://ccbank.co.uk)

Cambridge & Counties Bank Ltd is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under firm registration number 579415. Our authorisation can be checked at the Financial Services Register at [www.fca.org.uk](http://www.fca.org.uk). Cambridge & Counties Bank Ltd savings accounts are regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Our property finance and asset finance are not regulated.

Cambridge & Counties Bank Ltd Registered Office: Charnwood Court, 5B New Walk, Leicester, England, LE1 6TE. Registered in England and Wales No. 07972522.

