



# CASE STUDY

## OFFICE PURCHASE



A graphic design and illustration company wanted to purchase a new office to expand their business and give them greater control of overheads.

The property was in demand with the business keen to obtain an offer of finance quickly so the premises could be secured

## COMMERCIAL MORTGAGE £220K

This case was all about speed of response and close liaison with the selling agents to ensure the property would be taken off-market.

The business itself was trading well, however, in the last two financial periods they had expanded the company with these expenses being met at from cashflow. As a result, the level of profits was lower even though underlying trading remained good.

We needed to ensure the affordability position was properly explained and that an offer of finance was secured within 24 hours.

By using key contacts at the lender we obtained a mortgage approval inside the 24 hour window, we then liaised with the selling agent to provide confirmation of funds. We also stayed in contact with the selling agent to ensure they were comfortable with the client's mortgage offer.

Due to our quick provision of a mortgage offer and our liaison with all parties the property was secured and the client moved into their new premises on time.

This case completed in August 2018.

### WHO WE ARE

Lime Consultancy is a trading name of Lime Coaching & Consultancy Ltd. Registered in England 07975038, The Beehive, City Place, Gatwick. Lime Consultancy are a commercial credit broker working with a range of lenders, we are not a lender ourselves. We earn our income through a combination of fees paid by the client and/or commission paid by lenders. Lime Consultancy is Authorised and Regulated by the Financial Conduct Authority.