

Product guide

# Commercial mortgages, without the complexity.

For intermediary use



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# What we offer

## Investment

Criteria	Description
<b>Loan size</b>	£150,000 to £10 million £200,000 to £10 million specialist buy-to-let
<b>Repayment type</b>	5-year interest only: all products 5-year partially amortising: commercial and semi-commercial
<b>Debt service cover</b>	Commercial: 130% Semi-commercial: 120% Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 1% for variable rates Gross rent used for residential/ MUFb applications if; evidence of 3 months' loan repayments in cash via bank statements and one UBO/director with Experian Consumer score of 881+ plus a supporting personal guarantee. Otherwise we will use net rent assumption of gross rent minus 10% HMO properties will always be assessed using gross rent minus 25%
<b>Specialist BTL interest cover</b>	Specialist BTL: 130% standard, 145% higher rate taxpayer

## Owner-occupied

Criteria	Description
<b>Loan size</b>	£150,000 to £10 million
<b>Repayment type</b>	30 year capital & interest 5-year interest-only available at the start of the loan term for loans up to 75% LTV
<b>Debt service cover</b>	130% Calculated on the rate not including the current account discount Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 1% for variable rates
<b>Owner-occupied hotels</b>	Loans over 80% of VP value must be fully amortising from day one Personal guarantee to be given for any amount in excess of 70% of VP value

## Healthcare

Criteria	Description
<b>Loan size</b>	£500,000 to £10 million £5 million maximum loan for first time buyers
<b>Repayment type</b>	Capital and interest Purpose built: 25 years Non-purpose built: 20 years
<b>Debt service cover</b>	130% adjusted EBITDA for children's nurseries and experienced care operators 150% adjusted EBITDA for care first-time buyers Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 1% for variable rates
<b>Minimum size</b>	Care homes: 20 bedrooms Specialist care: 4 bedrooms, if one or two properties, and flexible if there are three or more properties Children's nurseries: 40 places
<b>Specialist care operators</b>	Children's learning disability care Adult learning disability residential care Adult supported living Minimum of three years as a specialist care home owner-operator required

# Our discounts

We offer a range of discounts that can reduce the overall cost of a commercial mortgage.

Not every discount will apply to every deal, but where the criteria is met, discounts can be combined and applied to both fixed and variable rates.

## Owner-occupier

**Current account discount**

**0.50%\***

\*If the borrower opens a current account with Allica and uses it for 50% of your annual turnover. Discount applies to the first 5 years of the mortgage. Additional terms and conditions apply

**EPC rating A-C or loan over £750,000**

**0.25%**

**Debt service cover >200%**

**0.25%**

## Investment

**EPC rating A-C or loan over £750,000**

**0.25%**

## Limited time cashback offer

**No commitment fee when you apply by 31 March 2026 - plus 0.5% cashback of the loan amount if the loan completes by 30 June 2026.**

- This offer applies to new commercial owner-occupier mortgage applications received between 26 November 2025 and 31 March 2026
- Re-submissions of previously approved applications, further advances or investment loans will not be eligible
- Commitment fee will be waived
- If the loan completes by 30 June the borrower will qualify for 0.5% cashback of the loan amount, excluding any fees
- Offer is subject to standard lending criteria and approval
- Cashback will be paid by the end of the second month following legal completion of the loan
- This promotion may be withdrawn or amended at any time without prior notice

# Investment mortgages

Our commercial, semi-commercial and specialist buy-to-let products are built for landlords and investors.



## Commercial

LTV	Up to 65%	Over 65%
5-year fixed	7.40%	7.60%
Variable Margin over Base Rate	3.70%	3.90%

## Semi-commercial

LTV	Up to 65%	Over 65%
5-year fixed	6.05%	6.90%
Variable Margin over Base Rate	2.35%	3.20%

## Specialists buy-to-let

LTV	Up to 65%	Over 65%
5-year fixed	5.95%	6.50%

# Owner-occupied mortgages

Owner-occupied mortgages are at the heart of what we do. We help businesses buy or refinance the buildings they work from.



## Commercial

LTV	Up to 65%	Over 65%
5-year fixed	6.00%	6.35%
Variable Margin over Base Rate	2.30%	2.65%

## Semi-commercial

LTV	Up to 65%	Over 65%
5-year fixed	5.50%	6.25%
Variable Margin over Base Rate	1.80%	2.55%

## Hotels

LTV (VP)	Up to 65%	Up to 70%	Up to 80%	Up to 90%	Up to 100%
5-year fixed	6.00%	6.35%	6.70%	6.95%	7.20%
Variable Margin over Base Rate	2.30%	2.65%	3.00%	3.25%	3.60%

All rates shown are inclusive of the Business Current Account discount (0.5%) outlined on p3.

# Healthcare

Healthcare is a specialist area, and one where experience matters. We provide specialist sector support for care homes, nurseries and specialist healthcare operators.



## Care homes

Experienced operators

LTV	Margin
60% MV1	2.10%
70% MV1	2.30%

## Care homes

First-time buyers

LTV	Margin
70% MV / 90% MV3	2.50%
70% MV / 120% MV3	2.75%

## Care homes

Specialist care

LTV	Margin	Term
70% MV / 75% MV3 single asset	2.50%	18 years
70% MV / 80% MV3 multi-asset	2.10%	18 years
70% MV / 80% MV3 multi-asset	2.30%	18 years

## Children's day nurseries

Experienced operators

LTV	Margin
70% MV / 90% MV2	2.10%
70% MV / 100% MV2	2.50%

## Children's day nurseries

First-time buyers

LTV	Margin
70% MV / 90% MV3	2.50%
70% MV / 100% MV3	2.75%

All rates shown are inclusive of the Business Current Account discount (0.5%) outlined on p3.

# Property types

## Standard properties

Property type	Investment (VP)	Owner-occupied (VP)	Owner-occupied (2 x DSC, VP)
Residential including small HMOs	75%	-	-
Large HMOs and MUFBs	75% MV, 90% VP	-	-
Semi-commercial property (>50% residential)	75%	75%	75%
Factories	75%	75%	80%
Food outlets (takeaway)	70%	70%	70%
Garages and vehicle showrooms	75%	75%	75%
Holiday lets	75%	75%	80%
Industrial units	75%	75%	80%
Offices	75%	75%	80%
Retail units	75%	75%	80%
Student accommodation	60%	-	-
Warehouses	75%	75%	80%

An additional 5% LTV may be available for owner-occupiers in the following sectors: Accountancy, Veterinary, Architects & Surveyors, Manufacturing, Machining & Storage/distribution.

Maximum loan-to-value varies by property type, structure and borrower strength. All cases are subject to credit approval and asset quality.

## Trading

Property type	Investment (VP)	Owner-occupied (VP)	MV1
Convenience stores	75%	80%	70%
Restaurants and pubs	70%	70%	65%
Guest houses and B&Bs	70%	70%	65%
Professional practices	75%	80%	70%
Leisure	70%	70%	60%

## Healthcare

Property type	MV1	MV2	MV3
Care homes - experienced	70%	100%	-
Care homes - first-time buyer	70%	-	120%
Specialist care	70%	-	120%
Children's nurseries experienced	70%	100%	-
Children's nurseries first-time buyer	70%	-	100%

Investment children's nurseries considered at 75% VP

## Hotels

Property type	Market Value (MV)	VP Value
Under £1.5m 130-200% debt service cover	65%	70%
Under £1.5m >200% debt service cover	65%	80%
Over £1.5m unbranded	65%	90%
Over £1.5m branded	65%	100%
Investment hotels	-	70%