



## Case Study – Commercial Loan

Many of our business clients wish to purchase the premises that they trade from and The Chocolate Trading Company based in Macclesfield was one such client. When they experienced an increase in sales from their online store and needed to hold greater stock levels, it was time to look for larger premises.

The Chocolate Trading Company is the largest online chocolate store in the UK, specialising in the finest chocolates from around the world and we were delighted to work with them to help facilitate the move to their new premises.

We were approached at an early stage in the buying process by the two Directors of the business, Gareth Jenkins and Paul Swindells.

Initially we spent some time discussing with the Directors, their requirements and the various ways in which the project, which involved raising additional funds to redevelop the property, could be funded. Naturally these discussions involved close liaison with the Chocolate Trading Company's accountant, namely Sealy Shaw.

Once the requirements for the project were identified we started to approach various lenders to obtain the best commercial terms. When sourcing a commercial lender and proposing a deal we take many variables into account; the interest rate payable, arrangement fee, term, loan to value i.e. the percentage of the property value that can be borrowed and the interest only period.

Once the clients were happy to proceed we arranged the paperwork to be completed. As with most commercial loans the purchase by The Chocolate Trading Company was not without its complications, namely, an issue with the actual structure of the building. However, we worked with the clients to ensure that completion took place and appropriate solutions were provided for the issues that arose.

Chocolate Trading Company  
Mail Order: 08700 50 82 44  
Online: [www.chocolatetradingco.com](http://www.chocolatetradingco.com)

A 10% discount is available to all clients of Four Corners on orders placed with Chocolate Trading Co. (excluding cost of postage)