

Product guide

Commercial mortgages, without the complexity.

For intermediary use



Quick links

Introducer Portal

Visit portal

Tariff of fees

View fees

Get DIP

Get instant quote

Mandatory information checklist

View checklist

Need help? We're here to help

Get in touch

What we offer

Investment

Criteria	Description
Loan size	£150,000 to £10 million £200,000 to £10 million specialist buy-to-let
Repayment type	5-year interest only: all products 5-year partially amortising: commercial and semi-commercial
Debt service cover	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%
Specialist BTL interest cover	Specialist BTL: 130% standard, 145% higher rate taxpayer

Owner-occupied

Criteria	Description
Loan size	£150,000 to £10 million
Repayment type	30 year capital & interest 5-year interest-only available at the start of the loan term for loans up to 75% LTV
Debt service cover	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
Owner-occupied hotels	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
Loan size	£150,000 to £10 million £5 million maximum loan for first time buyers
Repayment type	Capital and interest Purpose built: 25 years Non-purpose built: 20 years
Debt service cover	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
Minimum size	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
Specialist care operators	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

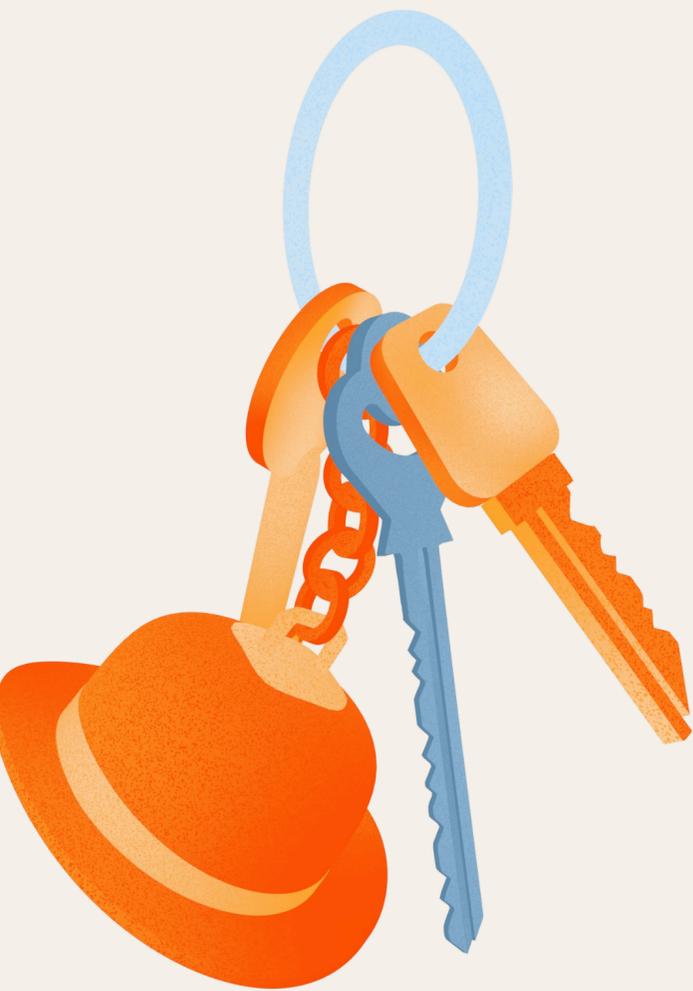
LTV	Up to 65%	Over 65%
5-year fixed	5.80%	6.65%
Variable Margin over Base Rate	2.10%	2.95%

Specialists buy-to-let

LTV	Up to 65%	Over 65%
5-year fixed	5.70%	6.25%

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	2.10%
70% MV / 120% MV3	2.30%

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%