

# Commercial mortgages, without the complexity

Contact us

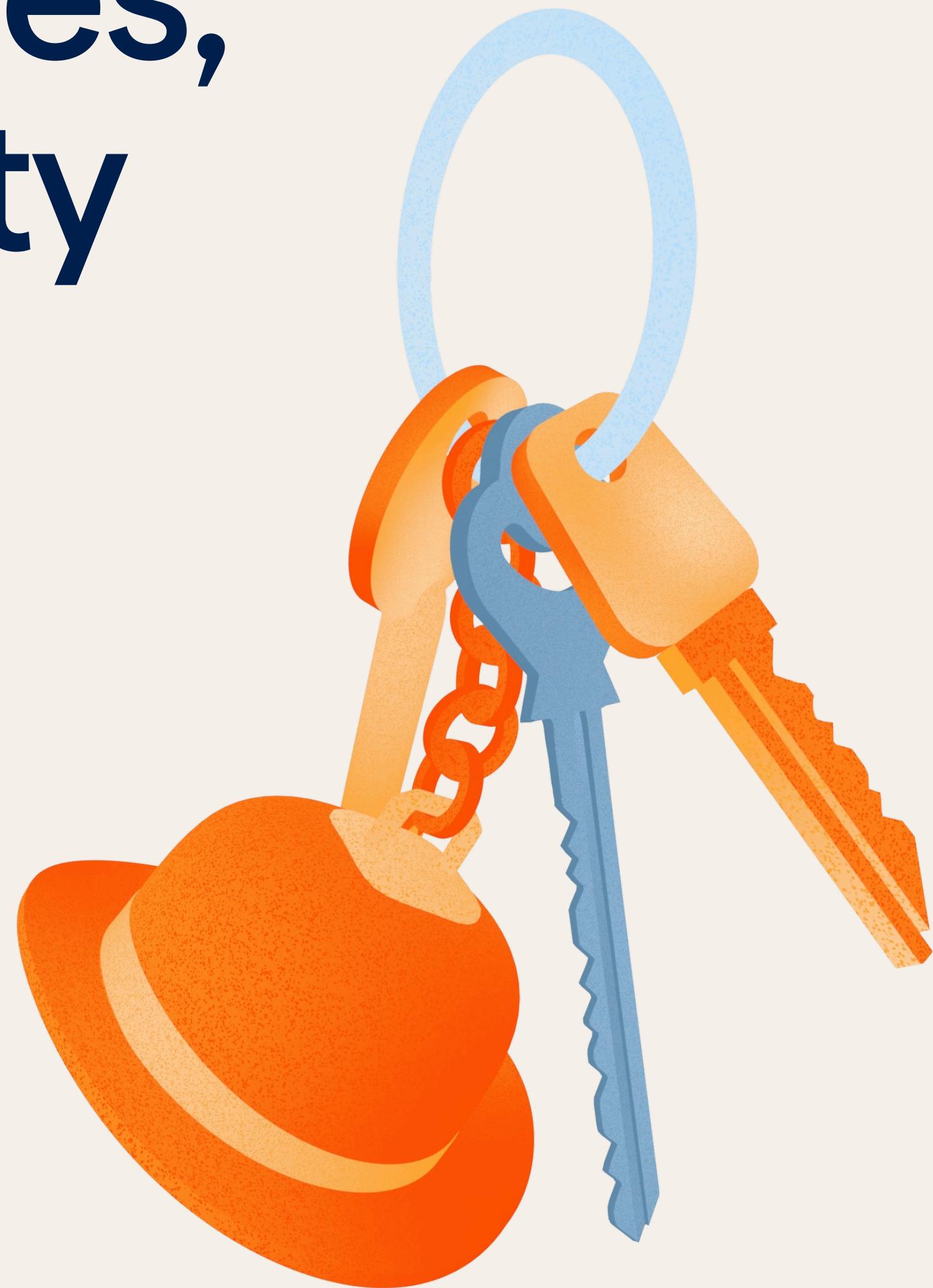
**We're here to help**

[Get in touch](#)

Our fees

**Tariff of fees**

[See fees](#)



# What we offer

## Investment

**Loan size:**  
£150k-£10m  
£200k-£10m 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 if evidence of 3 months' loan repayments in cash via bank statements & one UBO/director with Experian Consumer Score of 881+ and a supporting personal guarantee. Otherwise, we will use net rent assumptions:

- MUFB/residential: gross rent minus 10%
- HMOs: gross rent minus 25%

**Specialist BTL interest cover**  
Specialist BTL: 130% standard, 145% higher rate taxpayer

## Owner-occupied

**Loan size**  
£150k-£10m

**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.

**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

**Loan size**  
£500k-£10m  
£5m max 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. Additional terms and conditions apply

### EPC rating A-C or Loan over £750k

**0.25%**

### Debt service cover >200%

**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

### EPC rating A-C or Loan over £750k

**0.25%**

# Investment mortgages

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

## Commercial

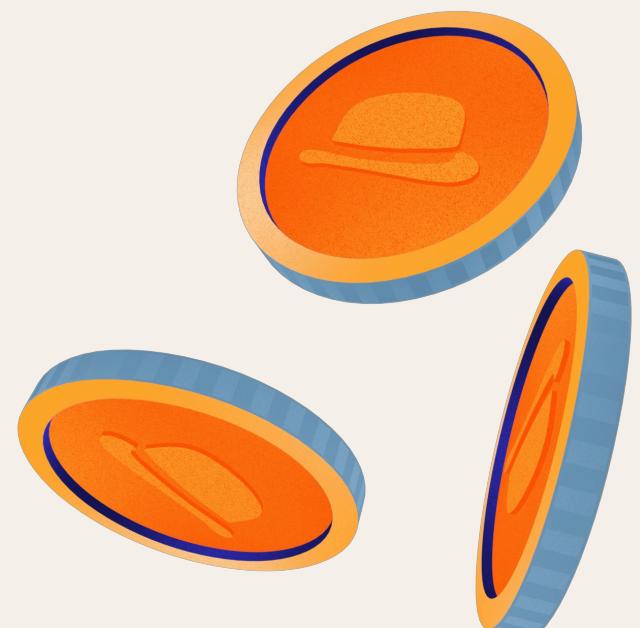
LTV	Up to 65%	Over 65%
5-year fixed	7.40%	7.60%
Variable	3.70%	3.90%

## Semi-commercial

LTV	Up to 65%	Over 65%
5-year fixed	5.80%	6.65%
Variable	2.10%	2.95%

## Specialist BTL

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	2.30%	2.65%

## Semi-commercial

LTV	Up to 65%	Over 65%
5-year fixed	5.50%	6.25%
Variable	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	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% MV1/ 80% MV3 multi-asset	2.10%	18 years
70% MV/ 120% MV3 multi-asset	2.30%	15 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 property

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%