

# Leaders

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## Leaders

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The Leaders guide to

# Buy To Let

in Aldershot



## Investing in Aldershot

Aldershot is known worldwide for its links with the British Army. However, it did not really become a town at all until the first military camp was set up here in 1854. Before this, it was a small agricultural village, just like hundreds of others; but since it was in an area of barren heathland, it could only support a tiny population. Nevertheless, people have lived around Aldershot since the earliest times. Some very old flint tools and weapons have been discovered in the area; and there are also the sites of prehistoric earthworks.

Aldershot is located about 60 km (37 miles) southwest of London. It has tranquil surroundings, plentiful amenities such as lido, skiing and go-karting. Aldershot town offers a variety of restaurants, easy parking, art venues and interesting architecture. There are also great parks and nature reserves in the surrounding countryside.

### Entertainment

Princes Hall is the main theatre and concert hall, located on Princes Way in Aldershot Town centre. The Princes Hall plays host to over 80 professional shows per year as well as a 3 week pantomime. Built in the 1970s and remodeled during 1982 the current seating capacity is 600.

The West End Centre is Aldershot's arts centre which is located on Queens Road. The centre offers a wide programme of events including music (from acoustic folk to thrash metal), comedy, theatre, workshops, classes and exhibitions.

### Shopping

The Wellington Shopping Centre caters for all your shopping needs and there is a market every Thursday. If you need a wider choice of shops Woking, Camberley, Basingstoke and Guildford are only 20 minutes away.

### Sports

Aldershot plays host to many sporting facilities such as the Tennis Centre, Bowling, Pools and Lido, Garrison Sports Centre, Gymnastics academy and Alpine Snow Sports (Dry Ski Centre). Aldershot is also home to The Shots - League 2 football team and a training venue for the 2012 Olympics.

### Communications

The railway station and bus station are both situated off Station Road. There are excellent rail services to London Waterloo (40 minutes), Alton, Guildford and Ascot. Guildford town is only a short drive away. Aldershot is located within easy reach of the A31, M3 and the A3 for Portsmouth and London. Heathrow is only a 40 minute journey by car and Gatwick 50 minutes.



## What to buy

Please note that the figures below are based on recent sales in Woking and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Medium	£ 90K - £110K	£ 525 - £ 650 PCM
One bed (Purpose built)	High	£110K - £150K	£ 600 - £ 850 PCM
One bed (Conversion)	High	£100K - £150K	£ 650 - £ 750 PCM
Two bed (Conversion)	Very High	£150K - £200K	£ 800 - £1000 PCM
Two bed (Purpose built)	Very High	£150K - £200K	£ 800 - £1200 PCM
Two Bed (Terrace)	Very High	£170K - £225K	£ 800 - £ 950 PCM
Three bed (Semi)	Very High	£215K - £275K	£1000 - £1300 PCM
Three bed (Terraced)	Very High	£185K - £240K	£ 950 - £1150 PCM
Detached	Low	£280K +	£1200 +

## Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.

