

# Leaders

First In Letting

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The Leaders guide to

# Buy To Let

in Eastleigh



INVESTOR IN PEOPLE



## Investing in Eastleigh

Located a 20 minute drive from Southampton City, close to the A27 and approximately 8 miles south of Winchester, Eastleigh is home to Southampton Airport and a number of different industries.

### Employment

There is a range of large employers in Eastleigh, being home to the national head offices of B&Q, Draper Tools and Fortis Insurance. Within a few miles of the town centre, including Southampton Airport; Royal Mail depot; IBM Hursley, which employs approximately 3000 people, Ford Motor Company, which employs 1,400 people, Bupa, which employs 300 people; and Spec Savers, which employs 200 people.

### Shopping

The town has a large shopping centre with a range of well known shops and good parking. Southampton City Centre is close by and is home to West Quay, the premier shopping destination in the region, offering an unrivalled combination of retail and department stores and plenty of places to eat, drink and relax.

### Entertainment

Eastleigh is home to the new 'POINT' arts and dance centre which is a popular focal point for community events. In nearby Southampton entertainment comes in every form– including opera, ballet and theatre on international and local levels; rock and jazz concerts; smart restaurants, waterside cafes and bars, tiny trattorias and bistros; multi screen cinemas and nightclubs.

### Sports

Fleming Recreation Centre, set in parkland, offers a wide range of recreational and keep-fit facilities. To the south, Lakeside Country Park offers pleasant walks, fishing, canoeing, sailing facilities and a popular steam railway.

### Transport Links

Southampton International Airport is one of the countries fastest growing airports with connections to all major UK airports, the Channel Islands and many European destinations including Austria, Belgium, Eire, France, Germany, Spain and Switzerland.

Mainline railway stations at Eastleigh and Southampton Airport provide regular links to London (just over 1 hour), Romsey, Fareham, Portsmouth, Southampton and Bournemouth.

The M3 provides rapid access to London and the M27 ensures that Bournemouth and Portsmouth are within easy reach.

### Housing

Most of the housing in Eastleigh is post 1930's and there are a number of new developments, including Barrett's Park 21 development of around 700 units which is expected to complete shortly. Planning permission has been granted for a development of around 600 units 1 mile from Eastleigh town centre.



## What to buy?

Please note that the figures below are based on recent sales in Eastleigh 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	Rent Ranges
Studio	Medium	£ 80K - £ 90K	£325 - £ 425 PCM
One bed (Purpose built)	High	£125K - £130K	£450 - £ 525 PCM
One bed (Conversion)	High	£115K - £125K	£495 - £ 550 PCM
Two bed (Conversion)	High	£135K - £140K	£595 - £ 625 PCM
Two bed (Purpose built)	High	£140K - £160K	£625 - £ 650 PCM
Three bed (Semi)	Medium	£200K - £220K	£725 - £ 795 PCM
Three bed (Terraced)	Medium	£180K - £190K	£695 - £ 750PCM
Two Bed (Terrace)	High	£160K - £175K	£625 - £ 650 PCM
Detached	Medium	£270K - £400K	£750 - £1100 PCM

## 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 white goods including a hob and oven, fridge and washer/dryer, and curtains and carpets.

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## Leaders

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Leaders are the largest independent specialist letting agents in the UK with branches across Surrey, Hampshire, Sussex, Hertfordshire, Berkshire & Dorset.

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