



# Leaders

First In Letting

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The Leaders guide to

# Buy To Let

in Fareham



INVESTOR IN PEOPLE



# Investing in Fareham

Situated between Southampton and Portsmouth Fareham has grown from a small market village into a thriving town. The combination of good local facilities, attractive countryside and coastline makes it a highly popular place to live.

## Shopping

Fareham features a recently expanded town centre with a large covered shopping mall boasting many well known names and other smaller specialist shops. There is ample parking and a pedestrianised street making shopping an enjoyable experience for all. During the week Fareham also has an active market in the town.

## Entertainment

There is plenty to see and do in the area and it's all on your doorstep. Varied musical events, celebrations of navel heritage and lively carnivals draw spectators throughout the year. Fareham also features a good selection of restaurants and bars which provide something for everyone. A cinema and excellent sports facilities have also recently just opened in the town.

## Sports

The Solent is one of the busiest locations for all water sports and local leisure centres offer swimming, health and fitness, ten pin bowling and the only ice rink in South Hampshire.

## Transport Links

The key to a good investment in any town is Location. Fareham has a train and bus stations plus good links to the motorway and it's just 20 minutes from Southampton Airport. The ferry ports of Portsmouth and Southampton are nearby and the M27 connects to the A3 and M3 to provide direct routes to a number of key destinations. London is only 80 miles away and train links can reach the city centre within an hour and a half.

## Schools

The area offers a choice of well regarded schools boasting a variety of sporting and academic achievements. Many schools provide transport for those students living further away. Fareham College and St Vincent's College offer a number of part time and evening courses to complement their full time courses.



## What to buy?

The area attracts a regular buy to let market as it is priced competitively. Most investors are investing in the long term with the hope of achieving a higher asset value when they decide to sell.

Please note that the figures below are based on recent sales in Fareham and Gosport 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	£375 - £450 PCM
One bed (Purpose built)	Very High	£ 95K - £115K	£475 - £525 PCM
One bed (Conversion)	High	£ 95K - £115K	£495 - £550 PCM
Two bed (Conversion)	High	£140K - £180K	£575 - £725 PCM
Two bed (Purpose built)	Very High	£140K - £170K	£550 - £675 PCM
Two bed (Terraced)	High	£130k - £150k	£550 - £625 PCM
Three bed (Semi)	Medium	£180K - £250K	£650 - £795 PCM
Three bed (Terraced)	Medium	£145K - £200K	£625 - £725 PCM
Sharer Property	Medium	£195K +	£625 - £900 PCM
Detached	Low	£285K +	£825 + 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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