



Leaders

First In Letting

www.leaders.co.uk



The Leaders guide to

Buy To Let

in Southampton
Waterfront and City Centre





Investing in Southampton

Southampton is an attractive, multicultural city on England's South Coast, approximately 70 miles south west of London. More than 200,000 people live in the Southampton area and the city has opened its doors to several high profile commercial institutions. Steeped in a rich and varied heritage, Southampton is famous for a number of historic events; Henry V sailed for Agincourt, the Pilgrim Fathers sailed to America and the Titanic sailed on it's maiden voyage from Southampton. There is a selection of excellent museums, art galleries, shopping facilities, glorious parks, diverse entertainment and leisure facilities. Southampton Common annually hosts a balloon festival, flower show and the popular extravaganza, "Power in the Park." Southampton also hosts an annual international Boat Show that takes place every September attracting many visitors from all over the world.

Shopping

The City Centre 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

Entertainment comes in various forms, from opera, ballet and theatre on international and local levels, smart restaurants waterside cafes and bars, tiny trattorias and bistros, multi screen cinemas and nightclubs. The famous Mayflower Theatre is the region's principal venue and most of London's West End shows can be enjoyed here; classical and jazz ensembles can be enjoyed at the Turner Simms Concert Hall whilst rock concerts are frequent attractions at the Guildhall. Many take advantage of the open air festivals held throughout the summer.

Sports

Southampton boasts some of the best sporting and leisure centres in the region, including the Quays Leisure Complex and the Hampshire Rose Bowl, which hosts international cricket events and open air concerts. There are plenty of activities to offer everyone, including health clubs, gymnasiums, swimming pools, tennis clubs, sailing, windsurfing, gliding, golf, cricket, football, rugby, squash, horse riding ... the list is endless.

Transport Links

Southampton offers excellent transport links with easy access to the M3 to London and the M27 to Bournemouth, Portsmouth and Brighton. Southampton Central Station offers direct rails routes to London, Basingstoke, Winchester, Eastleigh (home to Southampton Airport—one of the fastest growing airports in Europe serving 30 destinations), Bournemouth, Poole, Portsmouth, Bath, Bristol, Cardiff and Gatwick Airport. Regular ferry services operate from Southampton and nearby Portsmouth to Hythe, The Isle of Wight, France and Spain.

Schools

Educational facilities in Southampton are first class: Southampton University is a renowned centre of excellence; the Southampton Institute of Further Education offers many vocational orientated courses and there are several language schools. The M27 corridor of Hedge End, Eastleigh, West End and Chandlers Ford appeals to families as these area offer quality schooling, for example, Wildern Community School in Hedge End and Thornden School in Chandlers Ford.



What to buy?

Please note that the figures below are based on recent sales in Southampton 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	High	£ 80K — £ 95K	£350 — £ 450 PCM
One bed - No parking	Medium	£ 90K — £145K	£490 — £ 650 PCM
One bed - Parking	V High	£100K — £160K	£450 — £ 550 PCM
Two bed - No Parking	Low	£130K — £160K	£550 — £ 650 PCM
Two bed - Parking	High	£150K — £215K	£750 — £1000 PCM
Two bed - Parking, Furnished	V High	£165K — £300K	£800 — £1400 PCM
Three bed - Terraced	Medium	£180K — £300K	£900 — £1400 PCM
Three bed - Marina (Townhouse)	High	£300K — £400K	£900 — £1500 PCM
Three bed - Apartment	Medium	£270K — £400K	£900 — £1500 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.

Leaders

First In Letting

www.leaders.co.uk



Leaders

Canute Castle, Canute Road, Southampton, SO14 3FH

Tel: 023 8063 2288 Fax: 023 8063 2122

email: shoreline@leaders.co.uk

www.leaders.co.uk

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

www.leaders.co.uk