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First In Letting

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The Leaders guide to

Buy To Let

in Portsmouth





Investing in Portsmouth

Portsmouth is an attractive, multi cultural city on the South Coast of England, approximately 65 miles South West of London. The city enjoys unrivalled status as one of Britain's major ports and is steeped in maritime history, offering a wide variety of naval museums and other places of interest.

Environment

Portsmouth provides all the conveniences of a modern city, yet it remains the perfect base from which to explore Hampshire. The nearby New Forest covers 145 square miles of open heath and woodland and can be reached in about 45 minutes. Both Winchester, the ancient capital of England, and the historic town of Salisbury are within a short journey time of Portsmouth.

Entertainment

Nightlife throughout the city is lively and diverse, catering to all tastes. For those who enjoy shopping, Gunwharf Quays on the waterfront offers 95 designer outlets. It also has 20 bars and restaurants to choose from as well as a 14 screen cinema, 26 lane bowlingplex, a comedy club and a nightclub. As well as that Portsmouth town itself boasts 2 main theatres, a multiscreen cinema, numerous pubs, clubs and restaurants

Sports

There is a huge range of sporting activities in Portsmouth and with a variety of leisure centres, health clubs, swimming pools and greyhound stadium, there is never a shortage of places to go!

Transport Links

Portsmouth offers direct rail services to London Waterloo in 75 minutes and also direct rail links to Bristol, South Wales and the Midlands — there are two train stations in Portsmouth and a small one in Hilsea. The nearest airport is Southampton Eastleigh, 20 miles away and it is just a 60 minute drive to both Gatwick and Heathrow airports. Portsmouth is served by a major road network, including the M3, A3, A31, M5 and M27. It is also one of the UK's most active passenger and freight ports offering services to France, Spain and the channel Islands, plus local ferry service to Gosport, the Isle of Wight and Hayling Island.

Employment & Schools

Nearly 100,000 people work in Portsmouth. Some of the major employers include: GEC Marconi, Johnson & Johnson, Vesper Thornycroft, IBM and many others.

Over 65% of pupils in Portsmouth go on to continued education and with so much choice its easy to see why. The area provides a wide spectrum of education at all levels, including 52 primary schools, 11 secondary schools, 2 sixth form colleges, 5 adult education colleges. The city also boasts Portsmouth University, one of the UK's largest with over 14,500 students.



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	Very High	£ 80K - £ 85K	£350 - £380 PCM
One bed (Purpose built)	Very High	£ 95K	£475 - £525 PCM
One bed (Conversion)	Very High	£ 90K	£430 - £495 PCM
Two bed (Conversion)	Medium	£105K	£525 - £575 PCM
Two bed (Purpose built)	High	£110K - £115K	£540 - £595 PCM
Three bed (Semi)	Medium	£165K - £195K	£575 - £695 PCM
Three bed (Terraced)	Medium	£130K - £135K	£575 - £625 PCM
Two Bed (Terrace)	Medium	£120K	£540 - £695 PCM
Detached	Medium	£200K +	£650 - £850 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 are the largest independent specialist letting agents in the UK with branches across Surrey, Hampshire, Sussex, Hertfordshire, Berkshire & Dorset.

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