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The Leaders guide to

Buy To Let

in Weybridge



Investing in Weybridge

Weybridge is a town in the Elmbridge district of Surrey in South East England. It is bounded to the north by the River Thames at the mouth of the River Wey, from which it gets its name.

Sports and Entertainment

Weybridge also has a variety of sports clubs including the Weybridge Vandals Rugby club, Elmbridge Canoe Club, Weybridge Bowls Club, Weybridge Rowing Club and Weybridge Cricket Club, all serving the area for many years. Addlestone & Weybridge Town F.C. was the main football club in Weybridge until becoming defunct in 1985. However, there are several amateur teams in the local area. Weybridge offers an enticing selection of cafes and restaurants and you are spoilt for choice with a selection of boutique and high street shops.

Brooklands Race Circuit

The famous former Brooklands Aerodrome and Race Circuit is located between Weybridge and Byfleet. It is now the location for the Brooklands Museum. The brainchild of Hugh Locke-King, Brooklands was opened on 17 June 1907 and was the first purpose-built motor racing circuit in the world. Its unique kidney-shaped layout was designed by Colonel Holden of the Royal Engineers and featured two steep and distinctive banked sections at opposite ends. Soon after it opened, the sheltered private location attracted early aviators and aeroplane designers such as Roe and Sopwith and the centre of the track soon became one of Britain's first aerodromes and later played a major part in aviation worldwide.

Mercedes-Benz World

The home of Mercedes-Benz. Situated in Brooklands, Mercedes-Benz World is flagship site for the motor manufacturer and provides an enjoyable day out for any motoring fan giving the public the opportunity to test drive the latest models around the handling circuit. Mercedes-Benz world also offers exhibitions, cinema on its history, a simulator as well as a café and restaurant on site.

Communications

Weybridge is situated 17 miles South West of Central London and is easily accessible via the M25 and A3. The train station is a 15 minute walk to the town centre of Weybridge with frequent services to London Waterloo, Guildford and Woking.



What to buy

Please note that the figures below are based on recent sales in Weybridge 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 | £110K - £130K | £ 675 - £ 750 PCM |
| One bed (Purpose built) | High | £170K - £200K | £ 750 - £ 875 PCM |
| One bed (Conversion) | High | £200K - £500K | £ 775 - £ 895 PCM |
| Two bed (Conversion) | Very High | £250K - £600K | £ 850 - £ 950 PCM |
| Two bed (Purpose built) | Very High | £250K - £450K | £ 950 - £1350 PCM |
| Three bed (Semi) | Very High | £350K - £450K | £1250 - £1500 PCM |
| Three bed (Terraced) | Very High | £350K - £400K | £1100 - £1350 PCM |
| Detached | Low | £500K + | £2500 + |

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.

