



The Allan & Bath guide to

Buy To Let

in Bournemouth



Investing in Bournemouth

Bournemouth is one of Britain's premier coastal towns, boasting award winning beaches, park and gardens. It is only a short distance from the nearby town of Bournemouth, the unspoilt countryside of rural Dorset and the ancient New Forest.

Entertainment

The area is renowned for its bustling nightlife with the town centre boasting two cinemas, the Bournemouth Pavilion Theatre and Bournemouth International Centre and a variety of popular nightclubs, bars and restaurants offering cuisine from all around the world. Further out of town, Winton and Charminster offer cosmopolitan living with numerous locally owned restaurants and bars.

Shopping

The town centre has excellent shopping facilities including three large department stores and a number of smaller boutique shops, further shops can be found at the Castlepoint complex situated only a few minutes from Wessex Way (A338)

Transport Links

The rest of the UK is readily accessible from Bournemouth, with frequent trains and coaches running to all major cities and towns. London is approximately 100 minutes and Southampton 30 minutes away by train.

For travel further afield, the nearby port of Poole offers cross-channel sailing and Bournemouth International Airport offers convenient and affordable flights to numerous worldwide destinations.

Employment and Schools

Bournemouth benefits from a rich variety of high quality educational establishments at all levels including Bournemouth University which accommodates over 10,000 students and the largest concentration of foreign language schools outside London

Bournemouth is home to a major financial services sector including companies such as JP Morgan Chase, Portman Building Society and Liverpool Victoria to name a few., as well as many national headquarters; including the Royal National Lifeboat Institution and Sunseekers International.



What to buy?

Please note that the figures below are based on recent sales in Poole 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 | £110K - £120K | £425 - £ 495 pcm |
| One bed (Purpose built) | Very High | £110K - £140K | £500 - £ 600 pcm |
| One bed (Conversion) | Very High | £110K - £140K | £475 - £ 550 pcm |
| Two bed (Conversion) | Medium | £130K - £200K | £550 - £ 750 pcm |
| Two bed (Purpose built) | Medium | £130K - £250K | £600 - £ 800 pcm |
| One Bed House | Very High | £123K - £170K | £525 - £ 625 pcm |
| Two Bed House | High | £175K - £220K | £650 - £ 750 pcm |
| Three bed House | High | £180K - £240K | £700 - £ 850 pcm |
| Detached | Medium | £250K + | £825 - £2500 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.



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