



The Allan & Bath guide to

Buy To Let

in Poole



Investing in Poole

Poole is only a short distance away from the nearby town of Bournemouth, the unspoilt countryside of rural Dorset and the ancient New Forest.

Entertainment

Poole boasts a bustling quay, some of the best beaches, a stunning natural harbour, several yacht clubs, the Dolphin shopping centre, a variety of pubs and restaurants as well as a multiplex cinema at Tower Park. There is also entertainment galore on Poole Quay and Sandbanks that starts in May and carries on until September; with live music, beach sports and much more. There are also great bars and restaurants that can be enjoyed all year round too, and with even more entertainment in nearby Bournemouth, you are never short of things to do.

Shopping

Poole has a prosperous town centre with quirky boutiques through to big name shops, including the Dolphin Shopping Centre, one of the largest undercover shopping centre in Dorset.

Transport Links

Poole has excellent road and rail links, with London only being approximately one and a half hours away by train and Southampton as little as half an hour. There are regular cross channel sailings and nearby Bournemouth International Airport offers convenient and affordable flights to numerous worldwide destinations.

Employment and Schools

There is a strong economy with a diverse mix of small and medium sized companies in Poole; the head offices of Royal National Lifeboat Institution, Sunseeker International, and large offices for Barclays Bank, Siemens and American Express.

Expanding sectors include marine leisure and tourism, advanced manufacturing, engineering and creative industries making the town a top choice on the South Coast. As well as this, Poole offers a 1st class education system.



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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