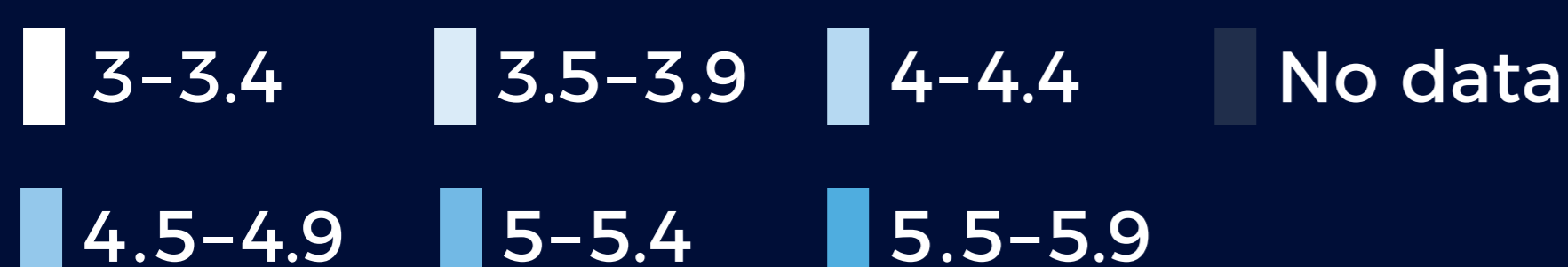


BEST BET FOR BUY TO LET

AVERAGE YIELD ON A TWO-BED PROPERTY (%)

By UK region



Gross yield of selected UK cities (%)

Gross yield is the yield on an investment prior to the deduction of taxes and expenses, calculated as the annual gross return on rental income divided by the price of the investment

4.3%

Outer London

3.6%

Inner London

3.3%

Central London



LONDON

5.9%

Greater Manchester

6.6%

Merseyside

5.3%

Cardiff

5%

Southampton

4.6%

Bournemouth

5.9%

NORTH WEST

5.8%

NORTH EAST

5.3%

YORKSHIRE AND THE HUMBER

5%

EAST MIDLANDS

5%

WEST MIDLANDS

5.4%

WALES

6.2%

Newcastle-upon-Tyne

5.4%

Leeds

6.5%

Sheffield

6.1%

Nottingham

5.4%

Birmingham

4.8%

Reading

4.4%

EAST

4.3%

SOUTH EAST

4.2%

SOUTH WEST

Median two-bed sale price

Median two-bed rental income (monthly)

Gross yield

Central London
LONDON

£1,445,833

£4,009

3.3%

Inner London
LONDON

£636,718

£1,874

3.5%

Outer London
LONDON

£393,488

£1,388

4.2%

Bournemouth
SOUTH WEST

£227,500

£875

4.6%

Reading
SOUTH EAST

£272,500

£1,100

4.8%

Southampton
SOUTH EAST

£198,725

£825

5%

Cardiff
WALES

£159,950

£700

5.3%

Leeds
YORKSHIRE AND THE HUMBER

£145,000

£655

5.4%

Birmingham
WEST MIDLANDS

£159,950

£725

5.4%

Greater Manchester
NORTH WEST

£125,437

£614

5.9%

Nottingham
EAST MIDLANDS

£110,000

£563

6.1%

Newcastle-upon-Tyne
NORTH EAST

£129,950

£675

6.2%

Sheffield
YORKSHIRE AND THE HUMBER

£120,000

£650

6.5%

Merseyside
NORTH WEST

£99,109

£545

6.6%

AVERAGE YIELD BY PROPERTY SIZE Across England and Wales combined



5.5%

One-bed



4.8%

Two-bed



4.3%

Three-bed



3.8%

Four-bed



3.5%

Five-bed