

How much money can you make per parking space in the UK?

Blog

04.12.24



Parking spaces can be taken for granted, but they play a crucial role in urban life. With a large population of residents living in high-urban areas, there is a growing demand for convenient parking, and the value of these spaces has risen significantly due to inflation. This blog explores how much money can be made from parking spaces in the UK, delving into factors that influence their profitability. We will examine the reasons behind high parking space values, the costs involved, potential returns, hidden expenses and how this investment compares to other alternatives.

Why is the value of a parking space so high?

The value of parking spaces is driven by several factors. Urban areas, particularly those with high population densities like London, often experience a shortage of parking. This scarcity elevates demand, and consequently, the value of available spaces. In cities where parking is at a premium, even small increments in convenience can justify significant costs. Additionally, locations near major

attractions, business districts, or residential areas with high demand can command higher prices due to the limited availability of space and the convenience they offer.

What are the average monthly and yearly prices and income potential for renting out a parking space in the south and north of the UK?

According to [Comparethemarket.com](https://www.comparethemarket.com), parking spaces in London offer significantly higher earning potential, with an average monthly rental price of £587, or £7,043 annually. This is largely due to the high demand for parking in central areas, driven by limited space and the constant influx of commuters and residents. In contrast, parking spaces in Manchester generate a lower income, with an average monthly rental price and earning potential of £277 per month, or £3,319 per year. The price difference can be attributed to Manchester's lower demand for parking compared to London, as well as a greater availability of space, resulting in less competition for spots.

What factors influence the demand and rental price of parking spaces across different UK regions?

The demand and rental costs of parking spaces are influenced by location, population density, and economic activity. In high-traffic areas like central London, demand is driven by limited space and proximity to transport links, making rental prices higher. In contrast, cities like Manchester, while still in demand, often have lower costs due to more available space and less congestion. Seasonal factors, such as events or tourism, can also impact rental prices.

Are there any hidden costs or risks associated with parking space investments?

Investing in parking spaces can involve several hidden costs and risks. These may include maintenance fees, such as repairs and upkeep, although these are often minimal compared to residential properties. Additionally, there can be legal and administrative costs, such as taxes and management fees if the space is part of a larger development. Market fluctuations can also impact rental income and values, making it important to consider these factors before investing.

How does investing in parking spaces compare to other alternative investments?

Compared to other alternatives, such as [property investment](#), parking spaces can also provide a steady income stream with potentially less maintenance than a house or flat. Unlike buying a house or flat, parking spaces usually require less upfront capital. They can also diversify your property portfolio, especially in urban areas where demand is high. However, returns heavily depend on location and local market conditions. While generally less volatile than residential property, parking

spaces may not see the same level of capital appreciation over time. It's worth considering long-term risks, such as changes in urban planning or shifts in commuting patterns. These could impact future demand and value.

Investing in parking spaces offers a steady income stream, particularly in high-demand urban areas like London, where rental prices can be significantly higher. While the returns from parking spaces may not match the growth of traditional properties, their low maintenance and relatively low upfront costs make them a practical addition to a property portfolio. However, income potential varies greatly depending on location, with cities like Manchester offering lower rental prices due to less demand. As with any investment, it's important to weigh the location, local market conditions, and potential hidden costs before diving in.

This article is for information only and does not constitute advice or a personal recommendation. As with all investments, capital is at risk and income payments may not be guaranteed. You are advised to obtain appropriate advice where necessary.

Capital is at risk. Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

TAB is a trading name of TAB London Limited. Registered in England and Wales with registration number: 11225821 and whose registered office is at 101 New Cavendish Street, London W1W 6XH.