

Where to invest in property in the UK in 2025

| Infographic

Education

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Thinking about investing in UK property? Our latest infographic breaks down key factors to consider, from top-performing cities to emerging investment hotspots. Whether you are focused on rental yields, growth potential, or property types, this guide equips you with the key insights to make well-informed investment choices.

At TAB, we provide insights to help investors stay informed and navigate the evolving property market with confidence.

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Explore the key factors, top cities, and property types driving successful investments across the UK market.

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Key factors for choosing a location in the UK



Rental yields vs. capital growth: Balance steady rental returns with long-term value gains. High-demand areas offer reliable yields, while others may see stronger appreciation.



Population and job stability: Areas with growing populations and stable jobs tend to attract tenants and keep demand high.



Future development: Planned infrastructure and transport links can boost property values. Spotting upcoming projects can uncover hidden growth opportunities.

Best UK cities to invest in property based on rental yield



To guide investors, we've compiled data on the best UK cities for rental yields. Here's a table of key cities with possible returns:

City	Average rental yield (%)
Glasgow/Edinburgh	8.18%
Manchester	6.22%
Newcastle	6.13%

Capital at risk, interest payments are not guaranteed.

Source - Joseph Mews - 12 March 2025

Top regional investment hotspots for rental yields



Top-yielding regions: Northern and Midlands regions stand out for high rental yields.



Growth areas: The north of the UK shows potential due to economic and infrastructure investments.

Property types to consider when investing



Residential vs. commercial: Residential properties bring steady demand; commercial options can offer higher returns.



Target areas: University towns, commuter hubs, and new builds can offer solid demand and strong growth potential towards your investment.

Top UK cities with strong property investment potential



To support investors, here's a selection of top UK cities that show promising potential for property growth and possible strong returns:

Glasgow/Edinburgh	Thriving economy and increasing professionals.
Manchester	A top location for business start-ups and employment.
Newcastle	A prime area for attracting entrepreneurs to set up shop.



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As with any investment your capital is at risk. Property values can go down as well as up. Past performance and forecasts are not reliable indicators of future results and should not be relied on.

Tax treatment depends on individual circumstances and may change. You are advised to obtain appropriate tax or investment advice where necessary.

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

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