

New data reveals hybrid working hotspots could provide best rental yields for UK property investors

London, 16th November 2023 - Hybrid working hotspots in England have been named as some of the best locations for individuals looking to get the best returns on their property investments, according to new analysis from digital mortgage lender, [Molo](#).

Based on 2023 data from [Lightcast*](#), Molo has taken the most popular hybrid working hotspots in England and analysed how much rental properties could generate for landlords in these areas. These locations include Manchester, Leeds, Birmingham, Bristol, and London.

Based on Molo's analysis of its own research against the Lightcast data, Manchester came out on top as England's hybrid working hotspot providing the best returns for property investors. Manchester provides an average gross yield of 5.79% and monthly rent of £1,316. This was closely followed by Leeds and Birmingham.

The full ranking can be found below:

Location	Gross Yield	Average monthly rent	Average property price *
Manchester	5.79%	£1,316	£272,526
Leeds	5.71%	£820	£172,318
Birmingham	5.28%	£1,162	£263,984
Bristol	4.59%	£1,329	£347,410
London	3.58%	£2,268	£760,887

** Purchase price combines stamp duty and conveyancing cost.*

These cities provide home-working residents with community and networking opportunities, such as the chance to frequent local coffee shops, co-working spaces, or residential communities that host events and gatherings.

Hybrid workers typically have additional requirements when looking for a home to both live in and work from. These requirements include a dedicated workspace in an additional room to help maintain a clear boundary between work and their personal life, high-speed internet, which is often more reliable in a city setting, and adequate storage space, meaning they might well opt for an extra bedroom or a larger property to accommodate their needs. These requirements, when added together, mean investors could secure higher rental yields from properties purchased with hybrid workers in mind for tenancies.

VP Strategy at Molo, Mark Michaelides, explains, *"It's no surprise that the most popular spots for hybrid working in England offer some of the best returns for those looking to invest in rental properties. Urban areas offer the necessary amenities and infrastructure for efficient work. Landlords can boost rental income from hybrid workers by making home improvements like fibre optic broadband, extra storage, a dedicated office space, or energy efficiency upgrades."*

Alongside today's analysis, Molo has also created a [rental yield calculator](#), to offer first time and experienced landlords a fast and easy way to discover the viability of their current or future property investments, as well as being able to compare locations. The calculator can be found here: <https://molofinance.com/calculators/rental-yield-calculator/>.

-ENDS-

*Data from Lightcast published this year tracks the locations with the highest share of job postings mentioning hybrid work:

<https://lightcast.io/resources/blog/regional-remote-working-trends-across-the-uk>

For press enquiries, please contact molo@pagefield.co.uk

About Molo

Molo is an award-winning fintech that is transforming the mortgage industry as Europe's only digitally native mortgage lender. Since it launched in 2018, Molo has used technology to deliver simpler and faster online mortgage lending.

Molo's primary goal is to transform the broken mortgage market, moving away from cumbersome, inefficient, and slow processes, to fast, near real-time decisions. Since its launch, Molo has led change in the UK mortgage industry originating over £300m in online mortgage loans to date. Molo is backed by ColCap Financial Limited and has won several awards, including 'Best Digital Mortgage Lender' at the Fintech Awards and 'Best Online Mortgage Lender' at the Lending Awards.

In March 2023, ColCap Financial Limited, a leading Australian privately owned nonbank mortgage lender, acquired an 80% shareholding in Molo after the two companies entered a strategic partnership in 2022. This was a significant milestone in Molo's history, strengthening Molo's position in the market and opening up new possibilities for international growth and innovation.

For further information about Molo Finance please visit www.molofinance.com