**Town Centre Vacancy Rates**

Vacancy rates for non-domestic properties are available for the five main city / town centres in the borough (Armagh, Banbridge, Craigavon, Lurgan and Portadown) and Dromore from the Town Centre Database (using data from Land and Property Services) produced by the Department for Communities. A property refers to a hereditament which is subject to rates and not individual buildings.

As at 30th April 2024, vacancy rates in the borough varied from 7.9% in Craigavon to 24.4% in Dromore. This compares to a Northern Ireland average vacancy level of 22.4%.

|  |  |  |  |
| --- | --- | --- | --- |
|  | 30th April 2024 | | |
|  | **No. of Properties** | **No. of Vacant Properties** | **% of Vacant Properties** |
| Armagh | 731 | 120 | *16.4%* |
| Banbridge | 434 | 71 | *16.4%* |
| Craigavon | 101 | 8 | *7.9%* |
| Dromore | 127 | 31 | *24.4%* |
| Lurgan | 502 | 106 | *21.1%* |
| Portadown | 685 | 144 | *21.0%* |
| Northern Ireland | **21,366** | **4,782** | ***22.4%*** |

*Table 1: City/town centre non-domestic property vacancy rates as at 30th April 2024. Source: Land and Property Services via Town Centre Database, Department for Communities.*

*Figure 1: City/town centre non-domestic property vacancy rates as at 30th April 2024. Source: Land and Property Services via Town Centre Database, Department for Communities.*

Table 2 presents the vacancy rates in April/May each year between 2016 and 2024. Dromore has consistently had the highest vacancy rates although it has fallen by almost 6 percentage points between April 2016 and April 2024. Despite increasing by almost 1.7 percentage points, Craigavon has maintained the lowest vacancy rate in the borough. Armagh has experienced the greatest fall in the vacancy rates having fallen by 7.2 percentage points between April 2016 and April 2024.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Armagh | Banbridge | Craigavon | Dromore | Lurgan | Portadown | Northern Ireland |
| 30th Apr 2016 | 23.6% | 20.7% | 6.3% | 30.2% | 25.5% | 27.8% | ***24.8%*** |
| 7th May 2017 | 22.0% | 22.1% | 10.5% | 29.5% | 24.2% | 25.6% | ***24.2%*** |
| 30th Apr 2018 | 22.8% | 20.8% | 5.4% | 29.1% | 25.3% | 25.7% | ***25.3%*** |
| 30th Apr 2019 | 22.9% | 20.1% | 5.9% | 28.0% | 26.0% | 25.7% | ***25.0%*** |
| 17th May 2020 | 21.7% | 18.0% | 8.7% | 27.4% | 23.0% | 22.3% | ***24.1%*** |
| 30th Apr 2021 | 22.6% | 15.9% | 10.0% | 27.1% | 22.5% | 21.7% | ***24.3%*** |
| 30th Apr 2022 | 21.2% | 16.0% | 8.9% | 25.4% | 22.1% | 21.1% | ***20.2%*** |
| 30th Apr 2023 | 17.5% | 16.5% | 10.8% | 25.2% | 20.1% | 20.6% | ***22.4%*** |
| 30th Apr 2024 | 16.4% | 16.4% | 7.9% | 24.4% | 21.1% | 21.0% | ***22.4%*** |

*Table 2: City/town centre non-domestic property vacancy rates between 30th April 2016 and 30th April 2024. Source: Land and Property Services via Town Centre Database, Department for Communities.*

Of the 41 towns and cities contained within the Town Centre Database, Dromore currently has the third highest non-domestic property vacancy rate as at 30th April 2024. Lurgan and Portadown are ranked ninth and tenth. Craigavon has the second lowest vacancy rate of the 41 towns and cities at 7.9%. The town centre vacancy rates in all towns and cities in the Borough, except Dromore, fall below the Northern Ireland average.

*Figure 2: City/town centre non-domestic property vacancy rates as at 30th April 2024. Source: Land and Property Services via Town Centre Database, Department for Communities.*

Further information on town centre vacancy rates can be found via the following link:

<https://www.communities-ni.gov.uk/publications/town-centre-database>