**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 31st October 2024, vacancy rates in the borough varied from 6.9% in Craigavon to 25.2% in Dromore. This compares to a Northern Ireland average vacancy level of 22.8%.

|  |  |  |  |
| --- | --- | --- | --- |
|  | 31st October 2024 | | |
|  | **No. of Properties** | **No. of Vacant Properties** | **% of Vacant Properties** |
| Armagh | 734 | 128 | *17.4%* |
| Banbridge | 430 | 63 | *14.7%* |
| Craigavon | 101 | 7 | *6.9%* |
| Dromore | 127 | 32 | *25.2%* |
| Lurgan | 500 | 98 | *19.6%* |
| Portadown | 688 | 144 | *20.9%* |
| Northern Ireland | **21,482** | **4,901** | ***22.8%*** |

*Table 1: City/town centre non-domestic property vacancy rates as at 31st October 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 31st October 2024. Source: Land and Property Services via Town Centre Database, Department for Communities.*

Table 2 presents the vacancy rates in October each year between 2016 and 2024. Dromore has consistently had the highest vacancy rates although it has fallen by more than 4 percentage points between October 2016 and October 2024. Craigavon has maintained the lowest vacancy rate in the borough throughout the period while Banbridge has experienced the greatest fall in the vacancy rates having fallen by 8.5 percentage points between October 2016 and October 2024.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Armagh | Banbridge | Craigavon | Dromore | Lurgan | Portadown | Northern Ireland |
| 31st Oct 2016 | 23.1% | 23.2% | 8.5% | 29.5% | 23.6% | 25.9% | **23.9%** |
| 31st Oct 2017 | 21.9% | 20.3% | 8.4% | 28.6% | 24.0% | 26.9% | **24.0%** |
| 31st Oct 2018 | 22.8% | 20.6% | 8.4% | 28.0% | 24.8% | 26.1% | **24.9%** |
| 31st Oct 2019 | 22.0% | 20.3% | 5.9% | 28.8% | 24.8% | 24.8% | **25.1%** |
| 31st Oct 2021 | 22.1% | 14.3% | 8.9% | 26.7% | 22.7% | 21.5% | **24.0%** |
| 31st Oct 2022 | 20.6% | 15.8% | 10.0% | 25.4% | 20.4% | 20.1% | **22.8%** |
| 31st Oct 2023 | 16.2% | 16.1% | 9.7% | 23.3% | 20.0% | 20.9% | **22.2%** |
| 31st Oct 2024 | 17.4% | 14.7% | 6.9% | 25.2% | 19.6% | 20.9% | **22.8%** |

*Table 2: City/town centre non-domestic property vacancy rates between 31st October 2016 and 31st October 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 fourth highest non-domestic property vacancy rate as at 31st October 2024. Portadown is currently the twelfth highest while Craigavon has the second lowest vacancy rate of the 41 towns and cities at 6.9%. 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 31st October 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>