**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 2022, vacancy rates in the borough varied from 10% in Craigavon to 25.4% in Dromore. This compares to a Northern Ireland average vacancy level of 22.8%.

|  |  |
| --- | --- |
|   | 31st October 2022 |
|  | **No. of Properties** | **No. of Vacant Properties** | **% of Vacant Properties** |
| Armagh | 734 | 151 | *20.6%* |
| Banbridge | 438 | 69 | *15.8%* |
| Craigavon | 100 | 10 | *10.0%* |
| Dromore | 118 | 30 | *25.4%* |
| Lurgan | 509 | 104 | *20.4%* |
| Portadown | 687 | 138 | *20.1%* |
| Northern Ireland  | **21,522** | **4,901** | ***22.8%*** |

*Table 1: City/town centre non-domestic property vacancy rates as at 31st October 2022. 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 2022. Source: Land and Property Services via Town Centre Database, Department for Communities.*

The vacancy levels in the borough have been similar, with some fluctuations, since April 2016. Dromore has consistently had the highest vacancy rates while Craigavon has maintained the lowest.

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **30th Apr 2016** | **7th May 2017** | **30th Apr 2018** | **30th Apr 2019** | **17th May 2020** | **30th Apr 2021** | **30th Apr 2022** | **31st Oct 2022** |
|
| **Armagh** | 23.6% | 22.0% | 22.8% | 22.9% | 21.7% | 22.6% | 21.2% | 20.6% |
| **Banbridge** | 20.7% | 22.1% | 20.8% | 20.1% | 18.0% | 15.9% | 16.0% | 15.8% |
| **Craigavon** | 6.3% | 10.5% | 5.4% | 5.9% | 8.7% | 10.0% | 8.9% | 10.0% |
| **Dromore** | 30.2% | 29.5% | 29.1% | 28.0% | 27.4% | 27.1% | 25.4% | 25.4% |
| **Lurgan** | 25.5% | 24.2% | 25.3% | 26.0% | 23.0% | 22.5% | 22.1% | 20.4% |
| **Portadown** | 27.8% | 25.6% | 25.7% | 25.7% | 22.3% | 21.7% | 21.1% | 20.1% |
| **Northern Ireland** | 24.8% | 24.2% | 25.3% | 25.0% | 24.1% | 24.3% | 23.7% | 22.8% |

*Table 2: City/town centre non-domestic property vacancy rates between 30th April 2016 and 31st October 2022. 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 has the fourth highest non-domestic property vacancy rate. Armagh, Lurgan and Portadown are ranked tenth, fourteenth and fifteenth respectively. Craigavon has the fifth lowest vacancy rate of the 41 towns and cities.

*Figure 2: City/town centre non-domestic property vacancy rates as at 31st October 2022. 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>