**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 2023, vacancy rates in the borough varied from 10.8% in Craigavon to 25.2% in Dromore. This compares to a Northern Ireland average vacancy level of 22.4%.

|  |  |  |  |
| --- | --- | --- | --- |
|  | 30th April 2023 | | |
|  | **No. of Properties** | **No. of Vacant Properties** | **% of Vacant Properties** |
| Armagh | 737 | 129 | *17.5%* |
| Banbridge | 437 | 72 | *16.5%* |
| Craigavon | 102 | 11 | *10.8%* |
| Dromore | 119 | 30 | *25.2%* |
| Lurgan | 508 | 102 | *20.1%* |
| Portadown | 684 | 141 | *20.6%* |
| Northern Ireland | **21,450** | **4,803** | ***22.4%*** |

*Table 1: City/town centre non-domestic property vacancy rates as at 30th April 2023. 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 2023. 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 2023. Dromore has consistently had the highest vacancy rates although it has fallen by 5 percentage points between 2016 and 2023. Despite increasing by 4.5 percentage points, Craigavon has maintained the lowest vacancy rate in the borough. Portadown and Armagh have experienced the greatest fall in the vacancy rates having fallen by 7.2 and 6.1 percentage points respectively between 2016 and 2023.

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **30th Apr 2016** | **7th May 2017** | **30th Apr 2018** | **30th Apr 2019** | **17thMay 2020** | **30th Apr 2021** | **30th Apr 2022** | **30th Apr 2023** |
| Armagh | 23.6% | 22.0% | 22.8% | 22.9% | 21.7% | 22.6% | 21.2% | 17.5% |
| Banbridge | 20.7% | 22.1% | 20.8% | 20.1% | 18.0% | 15.9% | 16.0% | 16.5% |
| Craigavon | 6.3% | 10.5% | 5.4% | 5.9% | 8.7% | 10.0% | 8.9% | 10.8% |
| Dromore | 30.2% | 29.5% | 29.1% | 28.0% | 27.4% | 27.1% | 25.4% | 25.2% |
| Lurgan | 25.5% | 24.2% | 25.3% | 26.0% | 23.0% | 22.5% | 22.1% | 20.1% |
| Portadown | 27.8% | 25.6% | 25.7% | 25.7% | 22.3% | 21.7% | 21.1% | 20.6% |
| Northern Ireland | 24.8% | 24.2% | 25.3% | 25.0% | 24.1% | 24.3% | 23.7% | 22.4% |

*Table 2: City/town centre non-domestic property vacancy rates between 30th April 2016 and 30th April 2023. 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. Portadown and Lurgan are ranked tenth and eleventh. Craigavon has the fourth lowest vacancy rate of the 41 towns and cities at 10.8%.

*Figure 2: City/town centre non-domestic property vacancy rates as at 30th April 2023. 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>