**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 2025, vacancy rates in the Borough varied from 7.8% in Craigavon to 23% in Dromore. This compares to a Northern Ireland average vacancy level of 23%.

|  |  |
| --- | --- |
|   | 30th April 2025 |
|   | **No. of Properties** | **No. of Vacant Properties** | **% of Vacant Properties** |
| Armagh | 734 | 129 | *17.6%* |
| Banbridge | 429 | 64 | *14.9%* |
| Craigavon | 102 | 8 | *7.8%* |
| Dromore | 126 | 29 | *23.0%* |
| Lurgan | 501 | 94 | *18.8%* |
| Portadown | 688 | 142 | *20.6%* |
| Northern Ireland  | **21,552** | **4,959** | ***23.0%*** |

*Table 1: City/town centre non-domestic property vacancy rates as at 30th April 2025. 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 2025. Source: Land and Property Services via Town Centre Database, Department for Communities.*

Table 2 presents the vacancy rates in April each year between 2016 and 2025. Dromore has consistently had the highest vacancy rates although it has fallen by more than 7 percentage points between April 2016 and April 2025. Craigavon has maintained the lowest vacancy rate in the Borough throughout the period while Dromore and Portadown have experienced the greatest fall in the vacancy rates having fallen by 7.2 percentage points respectively between April 2016 and April 2025.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|   | Armagh | Banbridge | Craigavon | Dromore | Lurgan | Portadown | Northern Ireland |
| 30 April 2025 | 17.6% | 14.9% | 7.8% | 23.0% | 18.8% | 20.6% | **23.0%** |
| 30 April 2024 | 16.4% | 16.4% | 7.9% | 24.4% | 21.1% | 21.0% | **22.4%** |
| 30 April 2023 | 17.5% | 16.5% | 10.8% | 25.2% | 20.1% | 20.6% | **22.4%** |
| 30 April 2022 | 21.2% | 16.0% | 8.9% | 25.4% | 22.1% | 21.1% | **23.7%** |
| 30 April 2021 | 22.6% | 15.9% | 10.0% | 27.1% | 22.5% | 21.7% | **24.3%** |
| 17 May 2020 | 21.7% | 18.0% | 8.7% | 27.4% | 23.0% | 22.3% | **24.1%** |
| 30 April 2019 | 22.9% | 20.1% | 5.9% | 28.0% | 26.0% | 25.7% | **25.0%** |
| 30 April 2018 | 22.8% | 20.8% | 5.4% | 29.1% | 25.3% | 25.7% | **25.3%** |
| 07 May 2017 | 22.0% | 22.1% | 10.5% | 29.5% | 24.2% | 25.6% | **24.2%** |
| 30 April 2016 | 23.6% | 20.7% | 6.3% | 30.2% | 25.5% | 27.8% | **24.8%** |

*Table 2: City/town centre non-domestic property vacancy rates between 30th April 2016 and 30th April 2025. 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 sixth highest non-domestic property vacancy rate as at 30th April 2025. Portadown is currently the thirteenth highest while Craigavon has the second lowest vacancy rate of the 41 towns and cities at 7.8%. 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 2025. 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>