



GeoView is a new publication that provides accurate and up-to-date data on the stock of Commercial Properties in Ireland. It was commissioned by GeoDirectory from DKM Economic Consultants. This report provides an all-encompassing national database of vacant commercial buildings and an analysis of 101 locations including 79 towns across the four provinces plus 22 Dublin postcodes.

### Facts at a glance

#### Stock of Commercial Properties

**223,359** Total stock of commercial properties

**195,954** Total stock of occupied properties

**27,405** Total stock of vacant commercial properties

#### Vacancy Rates

**12.3%** Vacancy rate – an increase from 11.9%

**15.3%** Highest vacancy rate recorded for Sligo

**9%** Lowest vacancy rates recorded for Kerry

#### About this report

GeoDirectory was jointly established by An Post and Ordnance Survey Ireland (OSi) to create and manage Ireland's only complete database of commercial and residential buildings.

The information in this report is derived from the GeoDirectory database of commercial address points. This is a comprehensive address database of commercial buildings in the Republic of Ireland.

The statistics in this report relate to commercial units as of 13th August 2013. The dataset contained in this report is a useful tool for the commercial property sector in Ireland and is set to develop further over the coming months.

#### New in this report

This report includes a one-off analysis of 101 locations, including 79 towns across the four provinces plus 22 Dublin postcodes which provides a breakdown of occupied commercial address points with a NACE classification and vacancy rates.

**28.2%** Highest vacancy rate recorded for Ballybofey, Co. Donegal

**3.5%** Lowest vacancy rate recorded for Greystones, Co. Wicklow

## GeoDirectory

GeoDirectory was jointly established by An Post and Ordnance Survey Ireland (OSi) to create and manage Ireland's only complete database of commercial and residential buildings.

The figures are recorded through a combination of the An Post network of 5,600 delivery staff working with OSi.

Each of the over 1.8 million building records contained in GeoDirectory includes

- an accurate standardised postal address
- usage details for each building (commercial or residential)
- a unique 8-digit identity number or fingerprint; and
- x, y coordinates which accurately locate the centre point of each building to within one metre on the National Grid.

The GeoDirectory database is used by many different companies and organisations across a diverse range of applications, including the emergency services, utility companies, banking and insurance providers, and all local authorities.

### GeoDirectory database and classifications

The GeoDirectory database distinguishes between 'an address point' which is a unit as opposed to a 'building' which can comprise one or more units. The term 'address point' is used in this report as a proxy for each unit.

For the purposes of this publication, **all non-residential address points are classified as commercial address points**, implying a very broad definition for the commercial property sector in Ireland. Units classified Residential, Agriculture, Forestry and Fishing and Extraterritorial Organisations and Bodies (e.g. Embassies) are excluded.

The GeoDirectory dataset contains a range of variables on commercial address points, including the following:

- Address Point and Building Use
- Vacancy/Derelict
- Under Construction
- Town and County
- Organisation

The GeoDirectory database codes commercial address points by economic activity (i.e. NACE code). NACE codes are a statistical classification of economic activities used within the European Communities.

Future releases of this quarterly document will introduce data on the vacancy rates by NACE code and many more interpretations of the data that the GeoDirectory Database has to offer.

## DKM Economic Consultants

Providing first class economic research and advice to clients for more than three decades.

DKM is a leading economic consultancy with a strong record of research across many areas and sectors, including building and construction.

DKM staff have accumulated considerable experience in working with a range of private and public sector clients, including Government departments, local authorities and other public sector agencies.

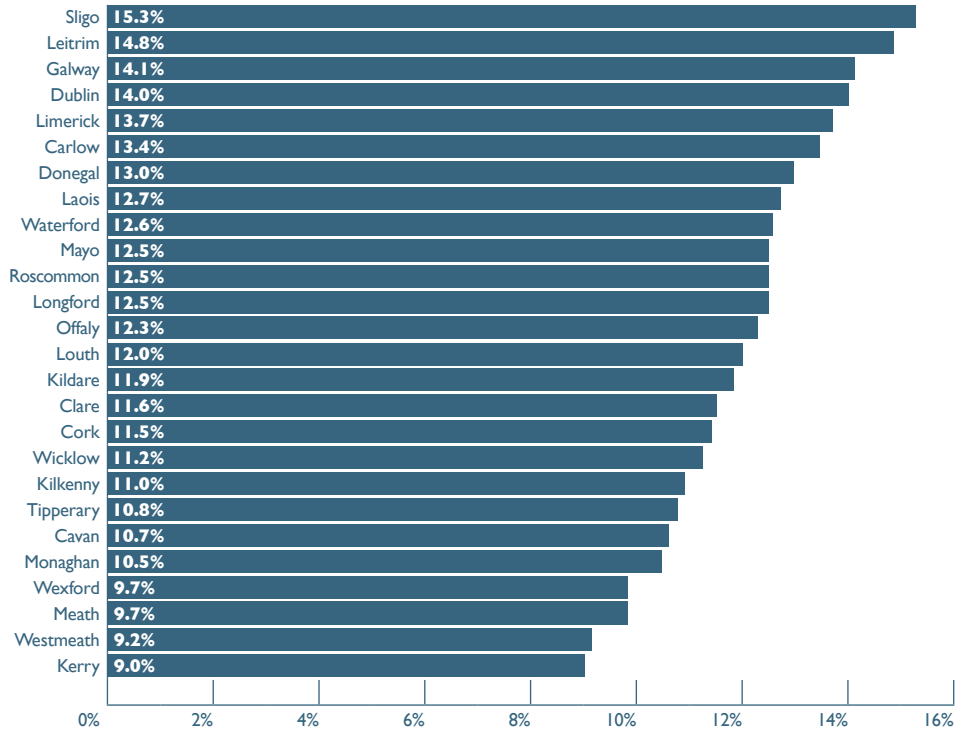
The firm is renowned for presenting its analysis in a jargon free and succinct manner to both public and private sector clients.

## Classification of Vacant Commercial Address Points By County

The commercial vacancy rate by county ranges from 9% to 15.3%. The national average is 12.3%.

- The highest rate was in Sligo (15.3%) followed by Leitrim (14.8%).
- Vacancy rates in Donegal, Carlow, Limerick, Dublin, and Galway were at the higher end of the scale at over 13%.
- Four counties recorded the lowest vacancy rates of less than 10%: Kerry, Westmeath, Meath and Wexford.
- In overall terms, 25% of the 27,405 vacant address points were located in Dublin and 11% of them were in Cork.

Figure 1: Commercial Vacancy Rate by County

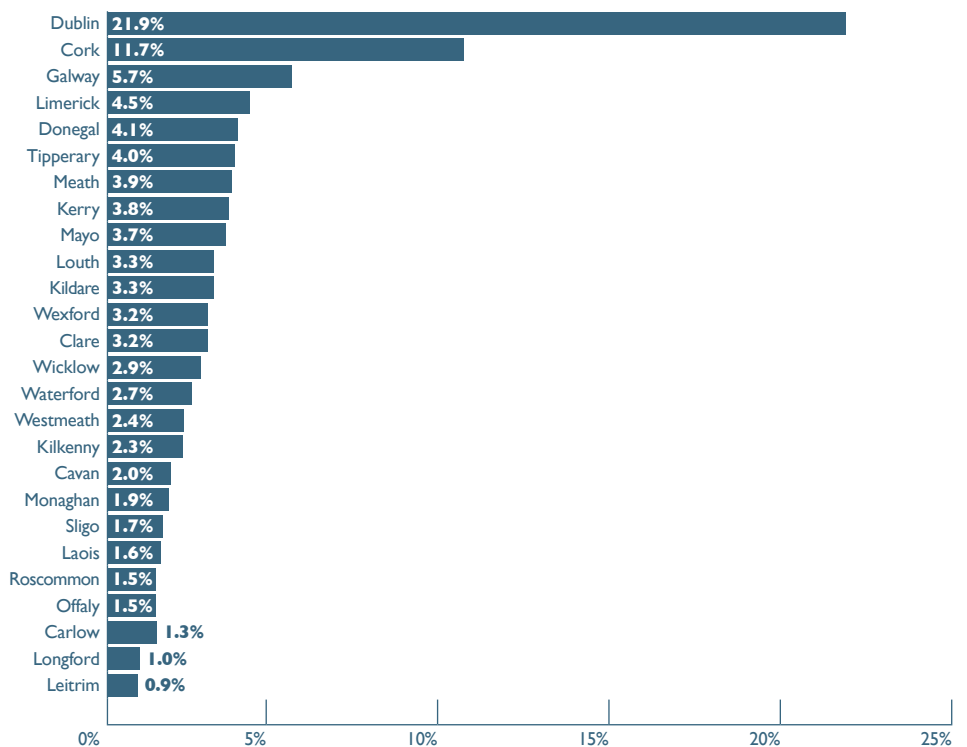


## Classification of Commercial Address Points by County

There are 223,359 address points on the database.

- Dublin (21.9% or 48,972) had the largest number of unique commercial address points followed by Cork (11.7% or 26,137) and Galway (5.7% or 12,728).
- Leitrim, Longford and Carlow had the lowest number of commercial address points with less than 3,000 units in each county.

Figure 2: Commercial Address Points by County



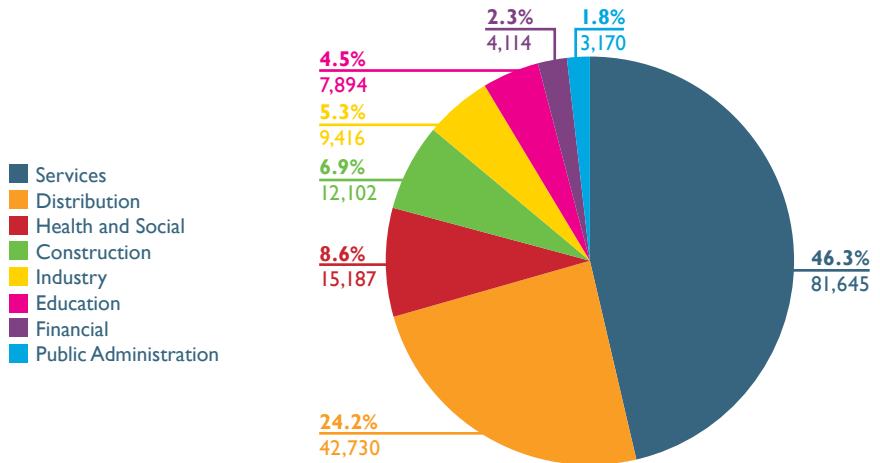
## Analysis of Commercial Address Points by Economic Sector

There are a total of 195,954 occupied address points. 176,258 (89.9%) of these had been allocated a NACE code as of the 13th August 2013. This is up from 87.4% in the Q2 issue and 86.5% in the Q1 issue.

- There are 81,645 units in the Services sector which has the largest number of commercial address points accounting for 46.3% of the total.
- The second largest category is Distribution, accounting for 42,730 or 24.2% of units.
- The third largest group is Human Health and Social Work accounting for 15,187 address points or 8.6% of the total.

The analysis of commercial units by NACE codes uses the statistical classification of economic activities used within the European Communities – see page 12 for definition of NACE code categories. Based on the eight broad groupings of the NACE codes, 176,258 commercial address points have been allocated a NACE code. This compares to a figure of 172,057 in the Q2 2013 issue. The composition of these address points is shown below.

Figure 3: Percentage of Nationwide Commercial Address Points by Economic Activity



### Services

This category of economic activity includes units in the Accommodation, Food, Transport, Entertainment, Arts and Recreational sectors. The Q2 issue had 81,040 Services address points accounting for 47.1% of the total.

### Distribution

Distribution activities include businesses involved in the Wholesale and Retail sale of goods and services as well as the repair of motor vehicles and motorcycles. The Q2 issue had 40,422 Distribution address points accounting for 23.5% of the total.

### Human Health And Social Work

The Health and Social sector includes a wide range of activities, starting from health care provided by trained medical professionals in hospitals, medical and dental practitioners, health clinics, residential care and nursing home activities and social work activities without any involvement of health care. The Q2 issue had 14,583 Health and Social address points accounting for 8.5% of the total.

## Towns Analysis

This one-off analysis of 101 locations, including 79 towns across the four provinces plus 22 Dublin postcodes provides information about the vacancy rates and NACE breakdown in each area.

- Ballybofey, Co. Donegal has the highest vacancy rate at 28.2%.
- Dublin 17 has the highest Dublin city vacancy at rate at 20.9%.

Figure 4 below displays the top 15 highest vacancy rates of the towns and Dublin postcodes studied against the national average.

Ballybofey, Co. Donegal has the highest vacancy rate of 28.2%. This is 6.2 percentage points higher than the next highest vacancy rate of 22% in Muine Bheag. Inniscrone, Longford, Dublin 17, Edenderry, Tuam, Castleblayney, Letterkenny and Shannon all have vacancy rates between 20% and 22%. These are well above the national average of 12.3%.

Figure 4: Top 15 Highest Vacancy Rates by Town

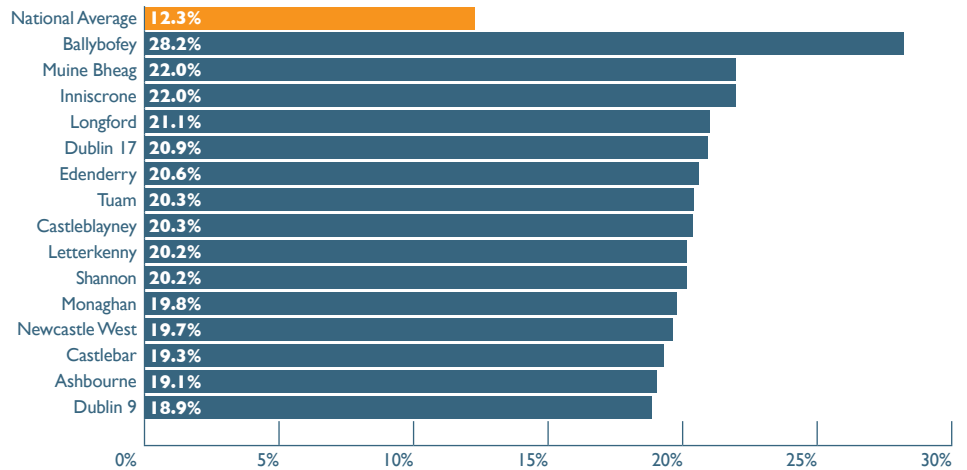
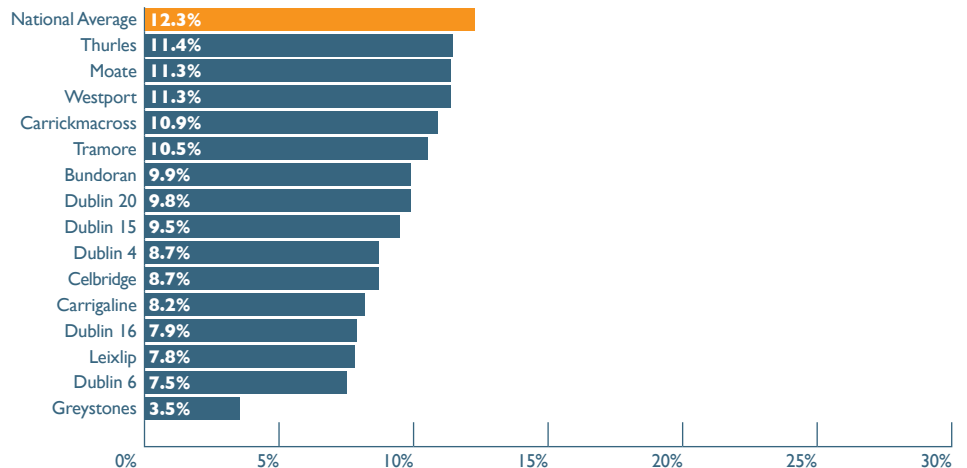


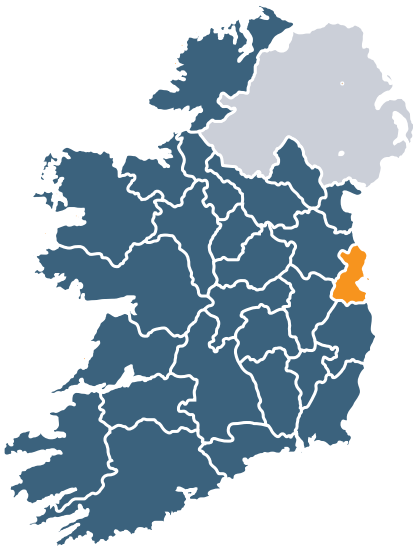
Figure 5 below displays the 15 lowest vacancy rates of the towns and Dublin postcodes studied against the national average.

Greystones, Co. Wicklow has the lowest vacancy rate of 3.5%. This is 4 percentage points lower than the next highest vacancy rate of 7.5% in Dublin 6. Leixlip, Dublin 16, Carrigaline, Celbridge, Dublin 4, Dublin 15, Dublin 20 and Bundoran all have vacancy rates of less than 10%. These are below the national average of 12.3%. Vacancy rates by town are analysed in more detail later in this section.

Figure 5: Top 15 Lowest Vacancy Rates by Town



# Dublin



The average vacancy rate in Co. Dublin is 14%.

- Dublin 17 (D17) has the highest vacancy rate at 20.9%.
- Dublin 6 (D6) has the lowest vacancy rate at 7.5%.
- Financial sector commercial address points account for a large proportion of commercial address points at 4.3% compared to the overall national figure of 2.3%. Central postcodes account for a higher proportion – D1 (8.3%), D2 (8.2%) and D4 (8.6%).
- Service sector commercial address points account for 59.3% and 60.4% of commercial address points in D4 and D2. This compares to 49.5% at county level and 46.3% at national level.
- There are relatively few Construction sector commercial address points among the Dublin postcodes studied here. On average they account for just 2.6% of commercial address points with a NACE classification. This is 4.3 percentage points lower than the national figure of 6.9%.
- Health and Social sector commercial address points account for over 15% of commercial address in D5 (15.6%), D7 (15.3%) and D20 (16.2%). This compares to 10.2% at county level and 8.6% at national level.
- Industry commercial address points account for 11% of commercial address points in D12, 8.8% in D11 and 8.4% in D10. This compares to 4.3% at county level and 5.3% at national level.

Figure 8: Vacancy Rates by Postcode – Dublin

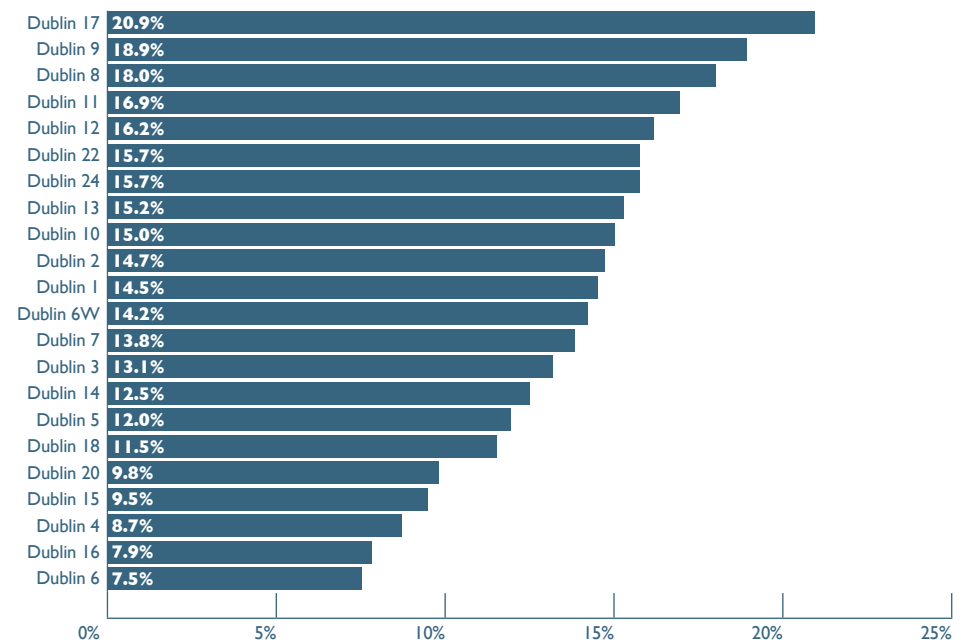
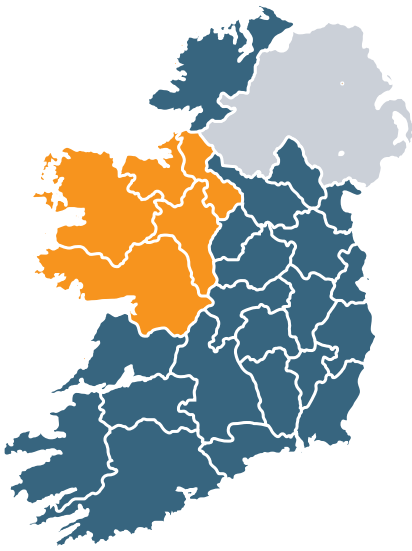


Table 3: NACE Percentage Breakdown by Postcode – Dublin

	Commercial Address Points		Services	Distribution	Health and Social	Construction	Industry	Education	Financial	Public
	Count	Rate %	%	%	%	%	%	%	%	%
National	176,258	12.3	46.3	24.2	8.6	6.9	5.3	4.5	2.3	1.8
Co. Dublin	35,352	14.0	49.5	23.9	10.2	2.5	4.3	4.0	4.3	1.4
D 1	2,699	14.5	48.5	28.7	6.8	0.5	2.4	3.4	8.3	1.4
D 2	4,711	14.7	60.4	16.5	6.6	1.4	1.8	2.9	8.2	2.1
D 3	1,002	13.1	52.1	21.1	12.6	3.3	3.1	2.8	3.8	1.3
D 4	1,512	8.7	59.3	12.4	11.4	1.6	2.1	3.1	8.6	1.6
D 5	643	12.0	45.3	24.7	15.6	0.8	1.4	7.5	3.0	1.9
D 6	1,041	7.5	52.9	20.0	13.3	2.2	1.4	5.6	4.1	0.5
D 6W	547	14.2	50.5	23.6	12.2	2.0	2.6	4.0	4.8	0.4
D 7	1,634	13.8	53.9	20.1	15.3	1.3	2.0	3.1	1.7	2.6
D 8	1,701	18.0	57.3	20.8	10.2	1.5	3.6	3.1	1.6	1.9
D 9	982	18.9	48.6	21.6	11.9	2.9	4.3	4.7	4.5	1.6
D 10	367	15.0	38.4	30.8	12.0	2.7	8.4	5.4	1.4	0.8
D 11	1,396	16.9	43.9	30.0	6.9	3.7	8.8	3.9	1.8	0.9
D 12	2,053	16.2	40.3	31.6	6.2	5.1	11	2.5	2.5	0.8
D 13	615	15.2	44.7	24.1	11.7	3.3	6.0	6.8	2.0	1.5
D 14	955	12.5	46.6	24.7	13.6	2.8	1.9	4.2	5.3	0.8
D 15	1,570	9.5	42.8	27.7	11.9	4.0	5.0	4.6	2.5	1.5
D 16	588	7.9	39.6	31.5	14.3	3.1	2.9	6.0	2.4	0.3
D 17	461	20.9	40.6	30.4	12.4	2.4	8.2	3.7	1.1	1.3
D 18	1,172	11.5	53.7	19.5	10.0	2.2	4.1	3.6	6.2	0.7
D 20	198	9.8	42.4	25.3	16.2	3.5	2.5	7.1	1.5	1.5
D 22	1,088	15.7	35.8	37.6	9.0	3.8	6.3	4.2	2.0	1.3
D 24	1,652	15.7	44.2	27.8	10.3	3.5	7.2	4.4	1.5	1.2

# Connaught



The average vacancy rate in Connaught is 13.7%.

- Castlebar, Co. Mayo has the highest vacancy rate at 19.3%.
- Westport, Co. Mayo has the lowest vacancy at rate at 11.3%.

Figure 6: Vacancy Rates by Town – Connaught

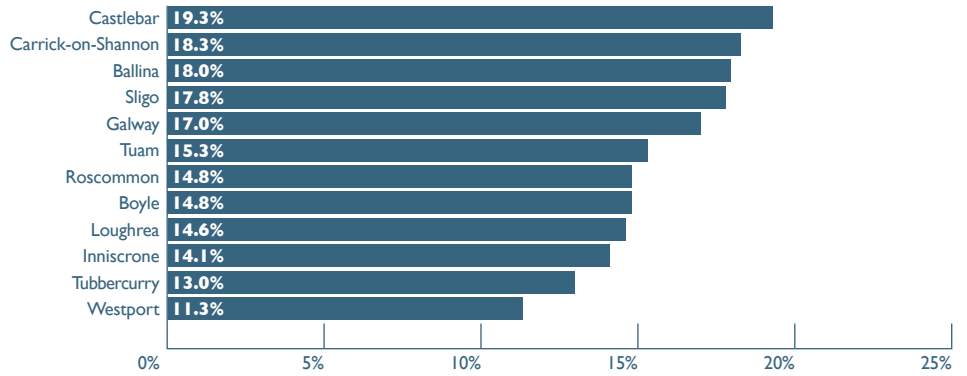


Table I: NACE Percentage Breakdown by Town – Connaught

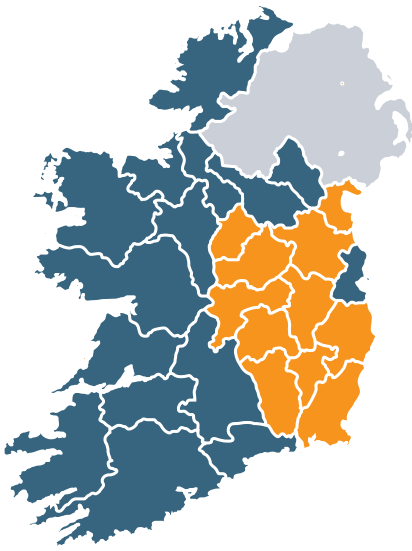
	Commercial Address Points	Vacancy Rate %	Services	Distribution	Health and Social	Construction	Industry	Education	Financial	Public
			%	%	%	%	%	%	%	%
National	176,258	12.3	46.3	24.2	8.6	6.9	5.3	4.5	2.3	1.8
Co. Galway	9,838	14.1	47.1	22.6	10.3	5.8	4.8	5.5	2.2	1.6
Galway	3,004	17.0	48.6	23.8	14.6	2.2	3.0	3.6	3.0	1.2
Loughrea	320	14.6	44.7	26.6	11.9	2.2	3.8	4.4	3.1	3.4
Tuam	460	15.3	40.0	30.0	12.0	2.8	5.7	5.0	2.4	2.2
Co. Leitrim	1,494	14.8	50.5	24.5	5.8	4.2	4.2	6.0	2.2	2.6
Carrick-on-Shannon	285	18.3	47.0	34.0	4.2	0.7	2.8	3.5	3.2	4.6
Co. Mayo	6,781	12.5	46.6	24.2	7.8	7.3	5.0	5.6	1.6	1.8
Ballina	700	18.0	43.6	31.9	9.6	4.4	3.1	3.4	2.1	1.9
Castlebar	822	19.3	43.4	30.4	11.4	2.9	3.6	3.5	2.3	2.3
Westport	524	11.3	56.9	24.4	8.2	1.9	1.9	3.2	1.9	1.5
Co. Roscommon	2,786	12.5	42.9	26.0	7.9	8.7	5.1	5.7	1.5	2.2
Boyle	200	14.8	49	29.5	8.5	1.0	2.0	3.0	3.5	3.5
Roscommon	448	14.8	45.1	30.1	10.3	2.7	2.5	3.3	2.0	4.0
Co. Sligo	2,874	15.3	47.9	23.8	8.5	5.8	4.6	5.4	1.9	2.1
Sligo	1,121	17.8	44.6	28.5	12.1	2.8	2.9	3.7	3.1	2.3
Tubbercurry	146	13.0	47.3	24.7	10.3	2.1	4.1	2.7	3.4	5.5
Inniscrone	67	14.1	56.7	20.9	11.9	0.0	3.0	3.0	0.0	4.5
Provincial	23,773	13.7	47.0	24.2	8.1	6.4	4.8	5.6	1.9	2.1

Financial sector commercial address points account for 3% of commercial address points in Galway city. This compares to 2.2% at county level, 1.9% at provincial level and 2.3% at national level.

Construction sector activities account for 0.7% of commercial address points in Carrick-on-Shannon. This compares to 4.2% at county level, 6.4% at provincial level and 6.9% at national level.

Service sector address points account for 56.9% of commercial address points in Westport. This compares to 46.6% at county level, 47% at provincial level and 46% at national level.

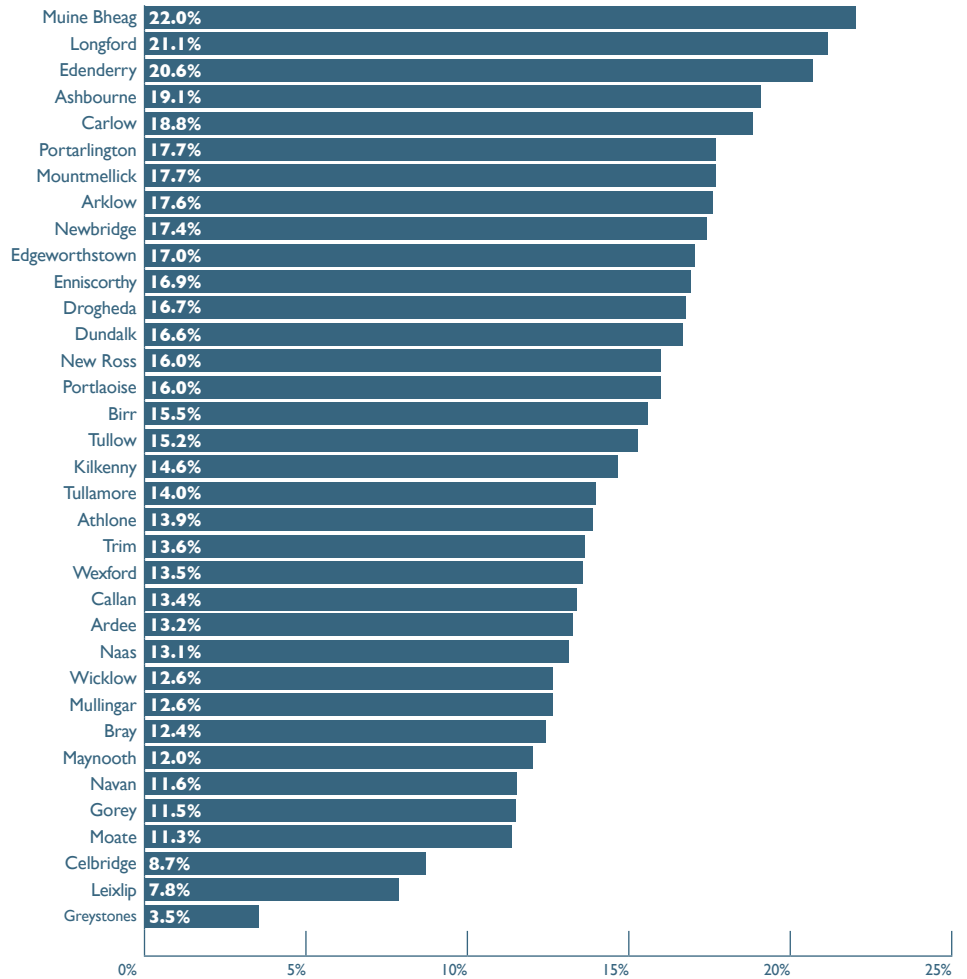
# Leinster



The average vacancy rate in Leinster, excluding Dublin, is 11.4%.

- Muine Bheag, Co. Carlow has the highest vacancy rate at 22%.
- Greystones, Co. Wicklow has the lowest vacancy rate at 3.5%.

Figure 7: Vacancy Rates by Town – Leinster



Only seven towns in Leinster (excluding Dublin) have vacancy rates below the national average of 12.3%. These are Greystones (3.5%), Leixlip (7.8%), Celbridge (8.7%), Moate (11.3%), Gorey (11.5%), Navan (11.6%) and Maynooth (12.0%).

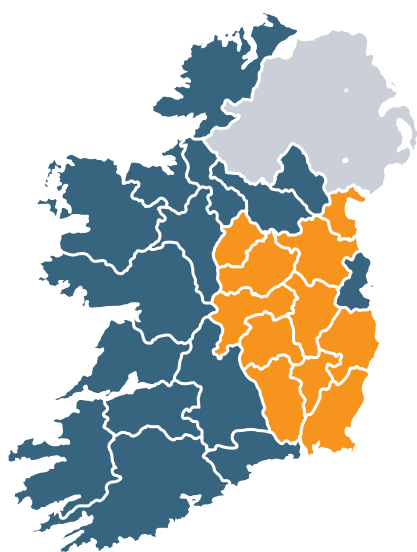
Bray (12.4%), Mullingar (12.6%) and Wicklow (12.6%) are all just above the national average.

Looking in more detail at their spatial distribution across the province, vacancy rates appear to generally increase with distance from Dublin. Bray, Maynooth, Celbridge, Leixlip and Greystones are all relatively close to the capital and are established commuter areas. Edenderry, Carlow, Portarlington, Newbridge and Enniscorthy are all in the higher band of vacancy rates and would have grown in significance as commuter areas during the “Celtic Tiger” years.

These towns are located in the midlands and mid-east regions which witnessed the highest increases in population between the 2006 and 2011 Census (>10%).



# Leinster

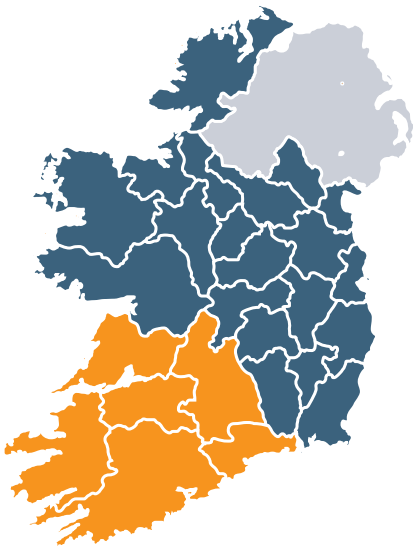


- Financial sector commercial address points account for 4.8% and 4.1% of commercial address points in Celbridge and Maynooth, respectively. This compares compared to 2.3% at county level, 1.7% at provincial level and 2.3% at national level.
- Health and Social sector commercial address points account for 20.1% of commercial address points in Greystones. This compares compared to 8.6% at county level, 7.7% at provincial level and 8.6% at national level.
- Industry is relatively unimportant in Greystones, accounting for just 1% of commercial address points.

Table 2: NACE Percentage Breakdown by Town – Leinster

	Commercial Address Points	Vacancy Rate %	Services	Distribution	Health and Social	Construction	Industry	Education	Financial	Public
			%	%	%	%	%	%	%	%
<b>National</b>	<b>176,258</b>	<b>12.3</b>	<b>46.3</b>	<b>24.2</b>	<b>8.6</b>	<b>6.9</b>	<b>5.3</b>	<b>4.5</b>	<b>2.3</b>	<b>1.8</b>
<b>Co. Carlow</b>	<b>2,245</b>	<b>13.4</b>	<b>45.2</b>	<b>27.1</b>	<b>7.4</b>	<b>6.1</b>	<b>6.1</b>	<b>4.5</b>	<b>2</b>	<b>1.6</b>
Carlow	892	18.8	43.6	31.8	11.7	2.5	2.9	3.3	2.4	1.9
Muine Bheag	164	22.0	48.8	27.4	7.9	2.4	4.3	3.7	1.8	3.7
Tullow	194	15.2	39.7	38.7	6.7	0.5	3.6	3.1	5.2	2.6
<b>Co. Kildare</b>	<b>5,902</b>	<b>11.9</b>	<b>43.6</b>	<b>25.4</b>	<b>10.2</b>	<b>7.1</b>	<b>5.9</b>	<b>4.4</b>	<b>2.3</b>	<b>1.0</b>
Celbridge	289	8.7	44.3	23.2	15.9	4.2	3.5	3.8	4.8	0.3
Leixlip	237	7.8	47.7	22.4	16.0	0.8	1.7	6.3	3.8	1.3
Maynooth	341	12.0	44.6	27.6	12.3	3.5	3.2	3.5	4.1	1.2
Naas	698	13.1	40.3	31.4	14.3	2.4	4.0	3.3	3.2	1.1
Newbridge	604	17.4	40.9	34.6	12.3	1.3	3.8	3.5	2.3	1.3
<b>Co. Kilkenny</b>	<b>4,162</b>	<b>11.0</b>	<b>45</b>	<b>24.7</b>	<b>7.6</b>	<b>9.3</b>	<b>5.7</b>	<b>4.5</b>	<b>1.5</b>	<b>1.7</b>
Kilkenny	1,416	14.6	44.8	28.6	11.8	3.0	3.3	4.2	2.3	1.9
Callan	105	13.4	48.6	21.0	11.4	4.8	2.9	5.7	2.9	2.9
<b>Co. Laois</b>	<b>2,782</b>	<b>12.7</b>	<b>44.7</b>	<b>26.3</b>	<b>7.0</b>	<b>6.9</b>	<b>6.0</b>	<b>5.3</b>	<b>1.6</b>	<b>2.1</b>
Mountmellick	153	17.7	52.3	26.1	7.8	1.3	3.3	4.6	1.3	3.3
Portarlinton	207	17.7	47.8	34.3	8.2	1.4	1.9	2.9	1.4	1.9
Portlaoise	740	16.0	41.1	34.3	8.9	2.0	3.1	4.3	2.7	3.5
<b>Co. Longford</b>	<b>1,882</b>	<b>12.5</b>	<b>41.8</b>	<b>27.2</b>	<b>7.3</b>	<b>10.8</b>	<b>5.4</b>	<b>4.1</b>	<b>1.3</b>	<b>2.0</b>
Longford	642	21.1	42.7	32.2	10.9	3.1	4.2	3.0	1.7	2.2
Edgeworthstown	83	17.0	50.6	24.1	4.8	4.8	9.6	1.2	2.4	2.4
<b>Co. Louth</b>	<b>5,548</b>	<b>12.0</b>	<b>43.8</b>	<b>25.1</b>	<b>7.6</b>	<b>10.2</b>	<b>6.3</b>	<b>3.6</b>	<b>1.9</b>	<b>1.4</b>
Ardee	302	13.2	40.1	30.8	11.6	5.6	3.6	3.0	2.6	2.6
Drogheda	1,448	16.7	46.4	26.9	10.3	5.7	4.3	3.2	2.1	1.0
Dundalk	1,410	16.7	44.2	30.2	9.7	3.4	4.5	3.5	2.7	1.8
<b>Co. Meath</b>	<b>6,867</b>	<b>9.7</b>	<b>42.4</b>	<b>23.5</b>	<b>6.8</b>	<b>12.7</b>	<b>7.6</b>	<b>3.8</b>	<b>1.7</b>	<b>1.4</b>
Ashbourne	249	19.1	46.6	29.3	7.6	3.6	4.4	4.0	4.0	0.4
Navan	1,069	11.6	40.2	28.4	10.9	7.9	4.5	3.3	2.4	2.4
Trim	359	13.6	39.3	24.2	11.1	8.9	6.1	3.6	3.6	3.1
<b>Co. Offaly</b>	<b>2,863</b>	<b>12.3</b>	<b>43.0</b>	<b>26.8</b>	<b>7.5</b>	<b>7.2</b>	<b>7.3</b>	<b>4.3</b>	<b>1.9</b>	<b>2.1</b>
Birr	238	15.5	48.7	31.1	8.4	0.0	3.4	3.4	2.5	2.5
Edenderry	219	20.6	46.6	28.3	10.5	1.4	3.7	3.7	4.1	1.8
Tullamore	781	14.0	41.5	32.1	12.8	1.9	3.8	2.6	3.3	1.9
<b>Co. Westmeath</b>	<b>4,421</b>	<b>9.2</b>	<b>43.4</b>	<b>25.4</b>	<b>7.8</b>	<b>10.5</b>	<b>5.6</b>	<b>3.9</b>	<b>1.5</b>	<b>1.7</b>
Athlone	926	13.9	45.1	29.5	11.1	3.0	2.8	3.2	3.1	2.1
Moate	137	11.3	53.3	26.3	8.0	2.9	2.2	3.6	2.2	1.5
Mullingar	1,048	12.6	43.5	29.7	9.9	5.2	3.6	3.3	2.4	2.3
<b>Co. Wexford</b>	<b>6,011</b>	<b>9.7</b>	<b>44.9</b>	<b>26.4</b>	<b>6.7</b>	<b>8.4</b>	<b>5.9</b>	<b>5.0</b>	<b>1.5</b>	<b>1.3</b>
Enniscorthy	505	16.9	43.2	33.9	7.9	3.0	5.0	3.2	2.6	1.4
Gorey	488	11.5	44.7	32.4	11.9	1.4	2.0	3.9	2.3	1.4
New Ross	340	16.0	42.4	30.3	11.8	3.8	2.1	4.4	2.4	2.9
Wexford	918	13.5	45.0	32.2	10.5	2.1	1.9	4.5	3.1	0.9
<b>Co. Wicklow</b>	<b>5,207</b>	<b>11.2</b>	<b>46.7</b>	<b>23.9</b>	<b>8.6</b>	<b>6.5</b>	<b>6.0</b>	<b>5.3</b>	<b>1.6</b>	<b>1.3</b>
Arklow	506	17.6	41.9	31.6	12.6	1.4	3.0	5.5	2.4	1.6
Bray	965	12.4	44.2	27.6	13.9	2.4	4.9	4.1	2.0	0.9
Greystones	308	3.5	44.5	23.4	20.1	2.3	1.0	5.8	1.9	1.0
Wicklow	380	12.6	46.6	25.3	12.6	1.1	2.9	5.5	2.9	3.2
<b>Provincial (excl. Dub)</b>	<b>47,890</b>	<b>11.4</b>	<b>44</b>	<b>25.6</b>	<b>7.7</b>	<b>8.7</b>	<b>6.2</b>	<b>4.4</b>	<b>1.7</b>	<b>1.6</b>

# Munster



The average vacancy rate in Munster is 11.5%.

- Shannon has the highest vacancy rate at 20.2%.
- Carrigaline has the lowest vacancy at rate at 8.2%.
- Construction sector commercial address points account for less than 1% of commercial address points in Kilrush, Listowel and Nenagh. This compares to the provincial average of 7.2% and the national average of 6.9%.
- Industry sector commercial address points account for less than 1% of commercial address points in Youghal, Killarney, Abbeyfeale and Tramore. This compares to the provincial average of 5.1% and the national average of 5.3%.
- Service sector commercial address points account for 60.3% of commercial address points in Tramore. This compares to 47.9% at county level, 47.1% at provincial level and 46.3% at national level.
- Distribution sector commercial address points account for 35.5% of commercial address points in Kilrush. This compares to 21.5% at county level, 23.5% at provincial level and 24.2% at national level.
- Health and social commercial address points are relatively numerous in Cork and Middleton, accounting for 15.5% and 14.4% respectively of commercial address points. This compares to 10.1% at county level, 8.5% at provincial level and 8.6% at national level.

Figure 9: Vacancy Rates by Town – Munster

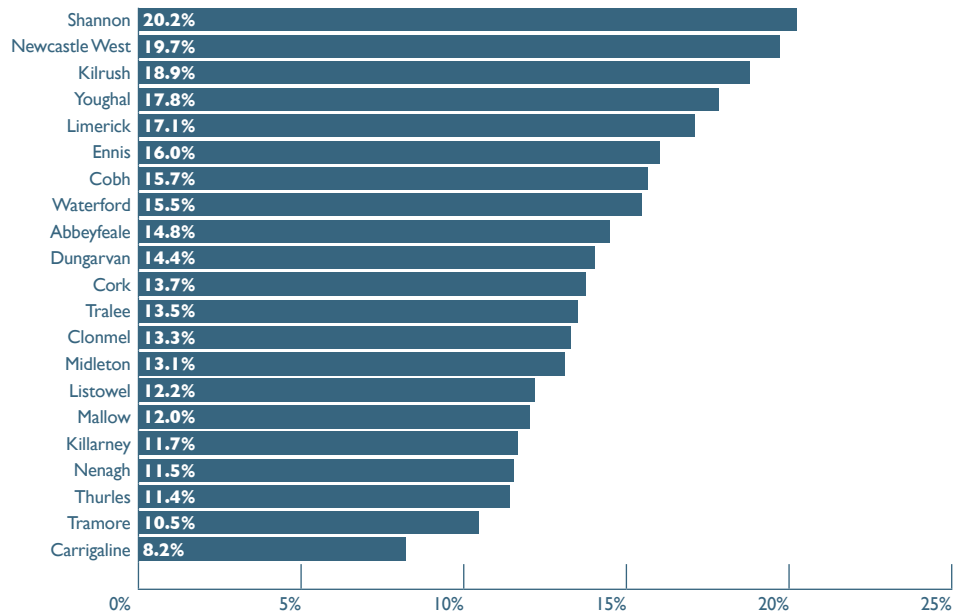
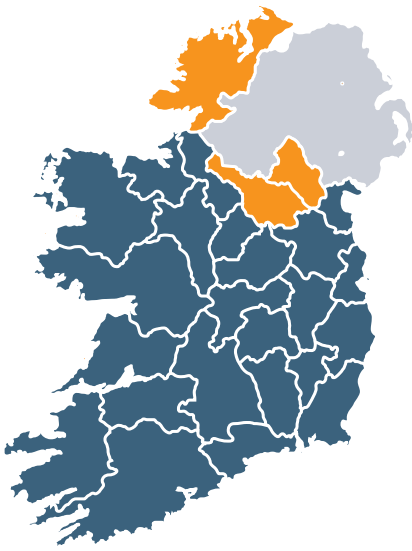


Table 4: NACE Percentage Breakdown by Town – Munster

	Commercial Address Points	Vacancy Rate %	Services	Distribution	Health and Social	Construction	Industry	Education	Financial	Public
			%	%	%	%	%	%	%	%
National	176,258	12.3	46.3	24.2	8.6	6.9	5.3	4.5	2.3	1.8
Co. Clare	5,861	11.6	49.2	21.5	6.7	8.7	5.8	4.4	1.7	2.1
Ennis	1,249	16.0	44.1	31.2	11.2	1.9	3.8	3.4	1.9	2.4
Kilrush	217	18.9	41.9	35.5	12.4	0.9	1.4	1.4	1.8	4.6
Shannon	245	20.2	49.8	21.2	9.8	3.3	3.7	6.1	2.4	3.7
Co. Cork	21,392	11.5	44.8	23.5	10.1	7.5	5.4	4.6	2.2	1.9
Carrigaline	361	8.2	40.4	23.0	16.1	8.0	5.0	3.6	2.8	1.1
Cobh	247	15.7	52.6	20.2	12.6	4.5	1.2	3.6	3.6	1.6
Cork	5,682	13.7	44.4	23.3	15.5	3.6	2.9	5.0	3.4	1.9
Mallow	416	12.0	43.0	31.0	10.3	2.9	2.9	3.8	3.8	2.2
Middleton	452	13.1	41.6	30.1	14.4	2.7	2.7	3.8	3.5	1.3
Youghal	302	17.8	50.0	27.2	11.3	2.0	0.7	3.0	2.3	3.6
Co. Kerry	7,222	9.0	50.0	23.9	7.8	6.1	4.1	4.1	1.6	2.5
Killarney	863	11.7	54.7	27.3	10.5	1.0	0.8	1.5	2.0	2.1
Listowel	284	12.2	42.6	31.0	13.0	0.7	2.8	3.2	3.2	3.5
Tralee	942	13.5	47.9	25.5	14.8	2.3	2.0	1.8	3.0	2.8
Co. Limerick	7,967	13.7	44.8	24.1	9.9	7.2	4.9	4.7	2.4	2.0
Limerick	3,562	17.1	46.3	25.5	13.6	2.7	3.2	3.8	3.4	1.5
Newcastle West	293	19.7	41.3	34.1	8.9	1.4	3.8	2.7	5.1	2.7
Abbeyfeale	208	14.8	46.6	32.2	9.1	2.4	0.5	4.3	2.4	2.4
Co. Tipperary	7,522	10.8	45.7	25.3	7.8	7.4	5.2	4.2	1.6	2.8
Clonmel	895	13.3	43.0	29.8	12.3	2.9	3.4	3.6	1.8	3.2
Nenagh	543	11.5	44.0	33.3	9.2	0.9	1.5	4.2	2.9	3.9
Thurles	525	11.4	46.9	27.6	13	1.7	1.5	3.2	3.2	2.9
Co. Waterford	4,845	12.6	47.9	22.6	8.9	6.3	5.3	4.5	2.0	2.4
Dungarvan	486	14.4	45.1	27.6	9.5	3.3	3.7	4.3	2.7	3.9
Tramore	267	10.5	60.3	15.4	11.6	3.0	0.4	4.9	2.2	2.2
Waterford	1,942	15.5	46.4	25.7	12.3	2.9	4.0	3.7	2.9	2.0
Provincial	54,809	11.5	47.1	23.5	8.5	7.2	5.1	4.4	1.9	2.3

Ulster



The average vacancy rate in Ulster is 11.4%.

- Ballybofey has the highest vacancy rate at 28.2%.
- Bundoran has the lowest vacancy at rate at 9.9%.

Figure 10: Vacancy Rates by Town – Ulster

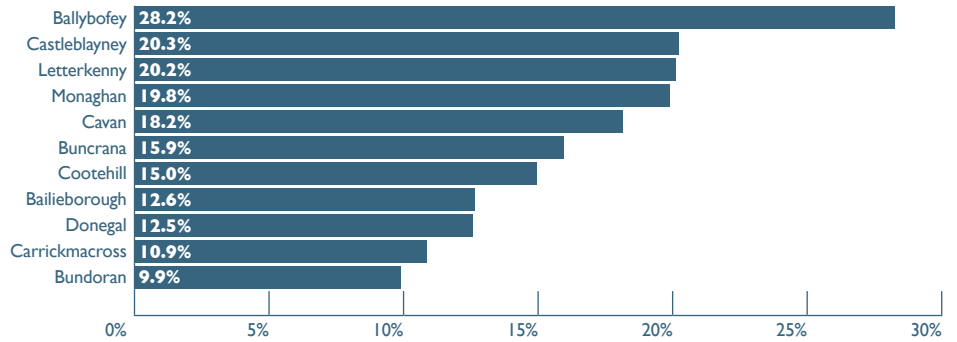


Table 5: NACE Percentage Breakdown by Town – Ulster

	Commercial Address Points	Vacancy Rate %	Services	Distribution	Health and Social	Construction	Industry	Education	Financial	Public
			%	%	%	%	%	%	%	%
National	176,258	12.3	46.3	24.2	8.6	6.9	5.3	4.5	2.3	1.8
Co. Cavan	3,709	10.7	43.6	25.6	6.5	11.0	5.8	3.7	1.5	2.4
Cavan	575	18.2	44.9	27.1	11.3	1.6	2.6	4.5	3.5	4.5
Bailieborough	171	12.6	47.4	29.2	8.8	4.7	1.8	2.3	1.8	4.1
Cootehill	177	15.0	46.9	27.1	10.2	4.0	4.0	3.4	1.7	2.8
Co. Donegal	7,368	13.0	47.8	24.6	5.6	7.5	5.6	4.9	1.9	2.0
Ballybofey	168	28.2	51.8	27.4	7.7	1.8	3.0	1.2	4.8	2.4
Buncrana	266	15.9	53.4	21.4	7.1	4.5	1.5	5.6	4.1	2.3
Bundoran	227	9.9	71.8	17.2	4.0	1.3	0.0	3.1	1.8	0.9
Donegal	302	12.5	46.7	33.4	8.6	1.3	1.3	3.3	3.3	2.0
Letterkenny	779	20.2	43.6	33.2	10.4	1.5	2.1	3.6	3.3	2.2
Co. Monaghan	3,391	10.5	40.5	24.3	5.7	13.3	9.1	3.3	1.2	2.6
Carrickmacross	362	10.9	43.6	29.0	8.0	8.6	3.9	3.0	2.2	1.7
Castleblayney	224	20.3	45.1	34.4	9.8	1.8	2.7	2.7	2.2	1.3
Monaghan	474	19.8	44.1	30.4	10.5	1.5	3.0	2.5	3.2	4.9
Provincial	14,468	11.4	44.0	24.8	5.9	10.6	6.8	4.0	1.5	2.3

Service sector commercial address points account for 71.8% of commercial address points in Bundoran. This compares to 47.8% at county level, 44% at provincial level and 46.3% at national level.

Distribution sector commercial address points account for 33.4% of commercial address points in Donegal and 33.2% in Letterkenny. This compares to 24.6% at county level, 24.8% at provincial level and 24.2% at national level.

Health and Social commercial address points account for over 10% of commercial address points in Cavan (11.3%), Cootehill (10.2%), Letterkenny (10.4%) and Monaghan (10.5%). This compares to 5.9% at provincial level and 8.6% at national level.

## Appendix A: Classifications

NACE Rev. 2 is the statistical classification of economic activities; an acronym for General Industrial Classification of Economic Activities within the European Communities.

### Broad Structure of NACE Rev. 2

<b>Section A</b>	Agriculture, forestry and fishing
<b>Section B</b>	Mining and quarrying
<b>Section C</b>	Manufacturing
<b>Section D</b>	Electricity, gas, steam and air conditioning supply
<b>Section E</b>	Water supply; sewerage, waste management and remediation activities
<b>Section F</b>	Construction
<b>Section G</b>	Wholesale and retail trade; repair of motor vehicles and motorcycles
<b>Section H</b>	Transportation and storage
<b>Section I</b>	Accommodation and food service activities
<b>Section J</b>	Information and communication
<b>Section K</b>	Financial and insurance activities
<b>Section L</b>	Real estate activities
<b>Section M</b>	Professional, scientific and technical activities
<b>Section N</b>	Administrative and support service activities
<b>Section O</b>	Public administration and defence; compulsory social security
<b>Section P</b>	Education
<b>Section Q</b>	Human health and social work activities
<b>Section R</b>	Arts, entertainment and recreation
<b>Section S</b>	Other service activities
<b>Section U</b>	Activities of extraterritorial organisations and bodies

The grouping of Economic Activities used for the purposes of this publication is based on the following:

1. Industry (B,C, D, E)
2. Financial and Insurance (K)
3. Service (H, I, J, L, M, N, R, S)
4. Construction (F)
5. Distribution (G)
6. Education (P)
7. Public Administration and Defence; Compulsory and Social Security (O)
8. Human Health and Social Work Activities (Q)

Section A (Agriculture) and Section U (Embassies) are not considered in our analysis of commercial units.