

Energy performance certificate (EPC)

Julie Carter
28 Brentwood Avenue
NEWCASTLE UPON TYNE
NE2 3DH

Energy rating

B

Valid until:

19 November 2028

Certificate
number:

**9569-3059-0485-0790-
1795**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	118 square metres

Rules on letting this property

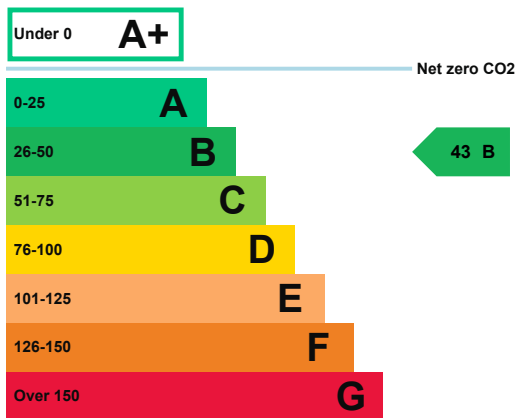
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

91 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	124.04
Primary energy use (kWh/m ² per year)	709

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0150-0748-6459-9599-7096\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	George Smith
Telephone	0191 246 3763
Email	george.smith@rookmatthewssayer.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO000349
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	RookMatthewsSayer
Employer address	Newcastle House, Albany Court, Newcastle Business Park, Newcastle Upon Tyne NE4 7YB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 November 2018
Date of certificate	20 November 2018