

Energy performance certificate (EPC)

45 Ilfracombe Gardens Whitley Bay Newcastle upon Tyne NE26 3LZ	Energy rating	Valid until: 13 October 2031
	E	Certificate number: 1224-8181-4625-8049-7951

Property type **A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways**

Total floor area **75 square metres**

Rules on letting this property

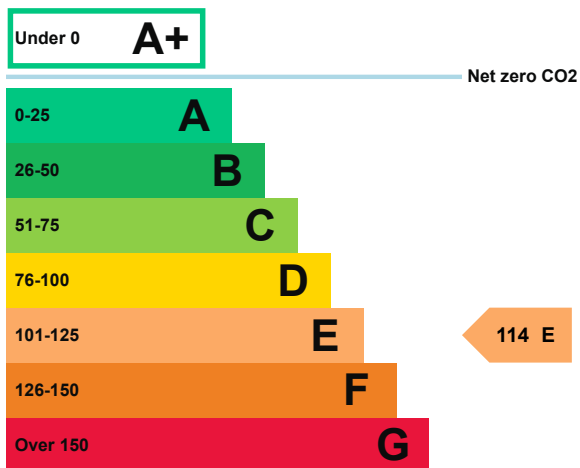
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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

39 B

If typical of the existing stock

116 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	305.33
Primary energy use (kWh/m ² per year)	1806

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9391-7316-3951-2321-6747\)](/energy-certificate/9391-7316-3951-2321-6747).

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	Adel Rohafza Mahboobi
Telephone	08444997574
Email	adel@greenzonesurveys.com

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500912
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Green Zone Surveys (UK) Ltd
Employer address	Second Floor Cobalt Business Exchange Cobalt Park Way Newcastle upon Tyne NE28 9NZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 October 2021
Date of certificate	14 October 2021