

# Energy performance certificate (EPC)

Osborne Pizza  
18a-18b Mistletoe Road  
NEWCASTLE UPON TYNE  
NE2 2DX

Energy rating

**D**

Valid until: **15 September 2030**

Certificate number: **0520-0930-1552-7091-9002**

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

Total floor area **36 square metres**

## Rules on letting this property

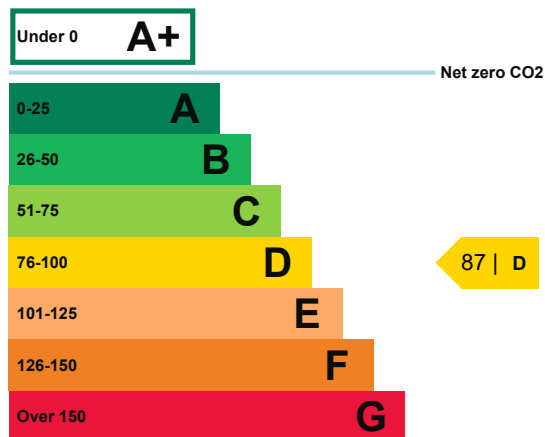
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 | B

If typical of the existing stock

88 | D

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

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Building environment

Heating and Natural Ventilation

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Assessment level

3

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

182.15

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Primary energy use (kWh/m<sup>2</sup> per year)

1077

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0927-9911-5040-5500-2003\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	George Smith
Telephone	07756529827
Email	<a href="mailto:gsmith0_1@hotmail.com">gsmith0_1@hotmail.com</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO000595
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	DG Surveys
Employer address	14 Markington Drive, Ryhope, Sunderland SR2 0LB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 September 2020
Date of certificate	16 September 2020

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