

Energy performance certificate (EPC)

Saffron Bakery 178 Saltwell Road GATESHEAD NE8 4XH	Energy rating <h1 style="font-size: 2em; margin: 0;">E</h1>	Valid until: 13 November 2027 <hr/> Certificate number: 9090-1971-0343-3420-1070
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Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area 76 square metres

Rules on letting this property

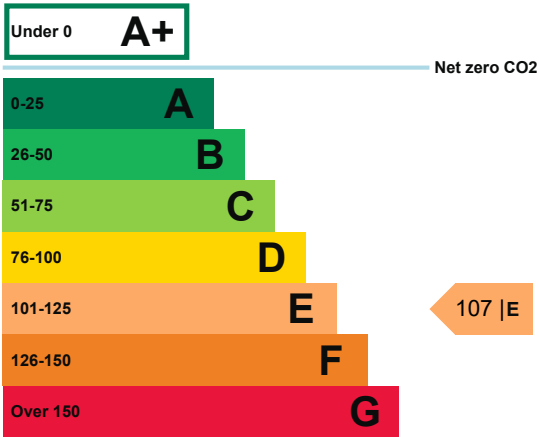
Properties can be let if they have an energy rating from A+ to E.

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 E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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

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

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 (kgCO₂/m² per year)

192.45

Primary energy use (kWh/m² per year)

1138

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9137-4029-0734-0190-4101\)](#).

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	Sandra Hardwick
Telephone	07979 502147
Email	building-surveyors@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/005504
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Frank Dixon Associates
Employer address	13 Ridley Ave Blyth NE24 3BA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 November 2017
Date of certificate	14 November 2017
