

Energy performance certificate (EPC)

45 Ilfracombe Gardens
Whitley Bay
Newcastle upon Tyne
NE26 3LZ

Energy rating

E

Valid until: **13 October 2031**

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

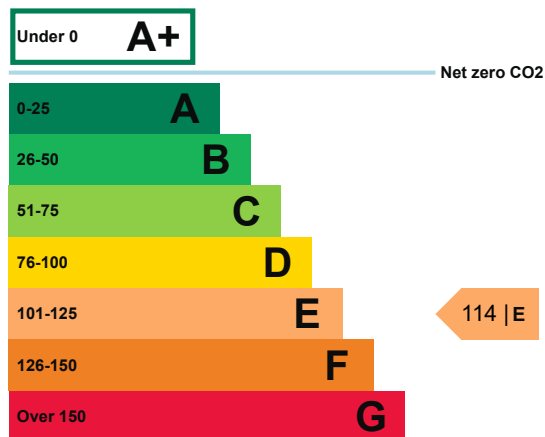
Properties can be let if they have an energy rating from A+ to E.

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

39 | B

If typical of the existing stock

116 | E

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)

305.33

Primary energy use (kWh/m² per year)

1806

Recommendation report

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

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	Adel Rohafza Mahboobi
Telephone	08444997574
Email	adel@greenzonesurveys.com

Accreditation scheme contact details

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

Assessment details

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
