

Energy performance certificate (EPC)

Mr Ants 22 Priestpople HEXHAM NE46 1PQ	Energy rating <h1 style="font-size: 2em; margin: 0;">E</h1>	Valid until: 20 June 2022 <hr/> Certificate number: 0260-4960-0322-3040-8000
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Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area 167 square metres

Rules on letting this property

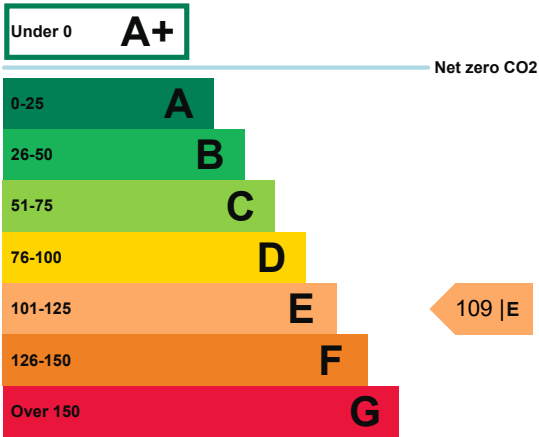
Properties can be let if they have an energy rating from A+ to E.

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	40 B
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If typical of the existing stock	108 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)

178.72

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9430-4046-0622-0800-0021\)](#).

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	0000
Email	george.smith@rookmatthewssayer.co.uk

Accreditation scheme contact details

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

Assessment details

Employer	RookMatthewsSayer
Employer address	Newcastle House, Albany Court, Newcastle Business Park, Newcastle Upon Tyne NE4 7YB
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Date of assessment	20 June 2012
Date of certificate	21 June 2012
