

Energy performance certificate (EPC)

10 Manchester Street MORPETH NE61 1BH	Energy rating D	Valid until: 17 November 2031
		Certificate number: 6747-3790-1148-9708-0547

Property type A1/A2 Retail and Financial/Professional services

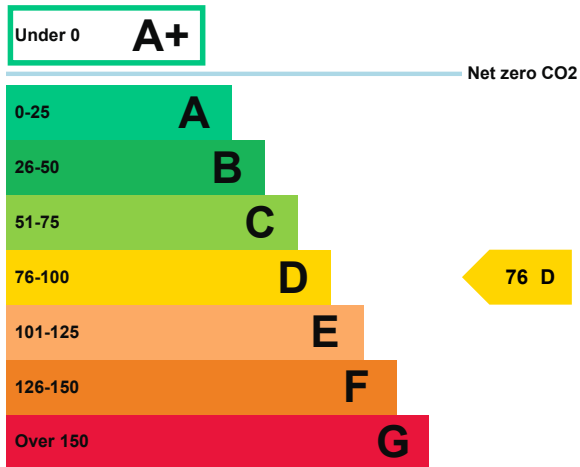
Total floor area 113 square metres

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 D.



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

22 A

If typical of the existing stock

64 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	77.96
Primary energy use (kWh/m ² per year)	450

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4360-0507-0530-9691-2006\)](/energy-certificate/4360-0507-0530-9691-2006).

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	Matthew Ternent
Telephone	01912697890
Email	lisian@johnsontucker.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021753
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Johnson Tucker
Employer address	The Boathouse, Newburn, Newcastle upon Tyne
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 November 2021
Date of certificate	18 November 2021