

Energy performance certificate (EPC)

40 Heaton Road
Heaton
Newcastle Upon Tyne
NE6 1SD

Energy rating

C

Valid until: 25 August 2035

Certificate number: 3449-0680-7932-0598-5829

Property type Retail/Financial and Professional Services

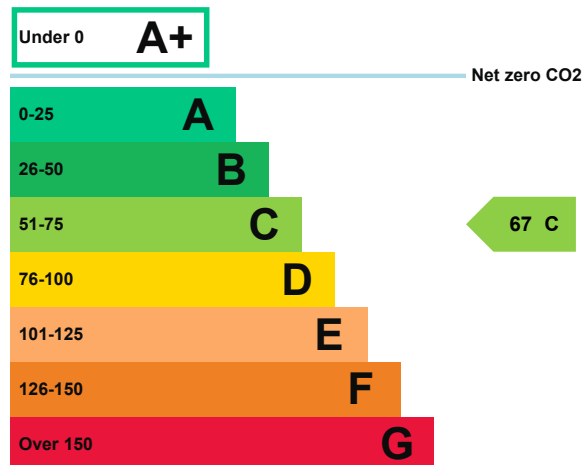
Total floor area 77 square metres

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 C.



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

0 A

If typical of the existing stock

54 C

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 (kgCO ₂ /m ² per year) | 30.65 |
| Primary energy use (kWh/m ² per year) | 319 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6676-5369-7889-4649-1003\)](/energy-certificate/6676-5369-7889-4649-1003).

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 | Andrew Martin Harrington |
| Telephone | 07714 031758 |
| Email | martin95110@aol.com |

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/003092 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Andrew Harrington T/A Alnwick Properties |
| Employer address | 53 Greensfield Avenue Alnwick NE66 1BE |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 14 August 2025 |
| Date of certificate | 26 August 2025 |
