

## Energy performance certificate (EPC)

Rook Matthews Sayer  
56 Queen Street  
Amble  
MORPETH  
NE65 0BZ

Energy rating

**E**

Valid until:

**8 February 2026**

Certificate number:

**0793-0324-6430-5300-4603**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

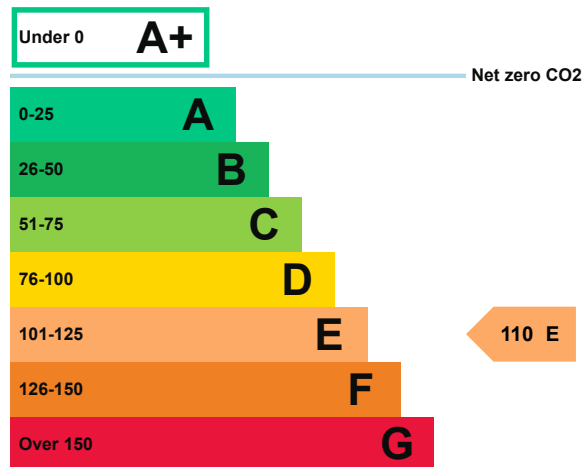
105 square metres

### 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 E.



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

**28 B**

If typical of the existing stock

**81 D**

## 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 <sub>2</sub> /m <sup>2</sup> per year)	111.86

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0020-4937-0466-4540-3034\)](/energy-certificate/0020-4937-0466-4540-3034).

## 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	George Smith
Telephone	0191 246 3763
Email	<a href="mailto:george.smith@rookmatthewssayer.co.uk">george.smith@rookmatthewssayer.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO000349
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

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 property owner.
Date of assessment	5 February 2016
Date of certificate	9 February 2016