

Energy performance certificate (EPC)

48-50 Station Road South Gosforth NEWCASTLE UPON TYNE NE3 1QD	Energy rating	Valid until: 21 May 2036
	D	Certificate number: 6697-6022-7066-1663-4309

Property type	Retail/Financial and Professional Services
Total floor area	53 square metres

Rules on letting this property

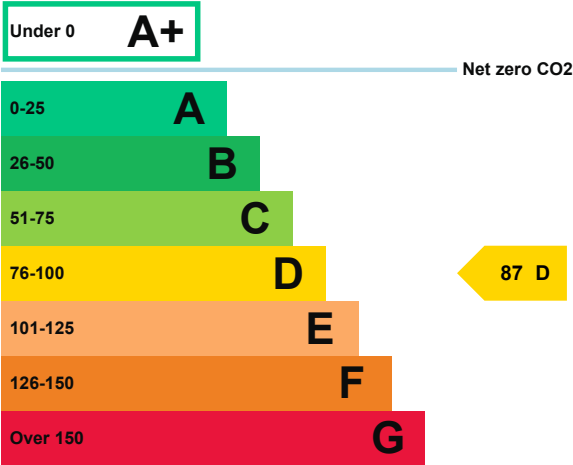
Properties can be let if they have an energy rating from A+ to E.

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
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If typical of the existing stock	89 D
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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)	27.02
Primary energy use (kWh/m ² per year)	176

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8379-5693-8947-7666-4093\)](#).

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	01912463763
Email	george.smith@rookmatthewssayer.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/015409
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	DG Surveys
Employer address	14 Markington Drive, Ryhope, Sunderland SR2 0LB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 May 2026
Date of certificate	22 May 2026