

# Energy performance certificate (EPC)

42-48 Front Street West  
BEDLINGTON  
NE22 5UB

Energy rating

C

Valid until:

21 March 2034

Certificate number:

9968-4531-7220-9336-5309

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

310 square metres

## Rules on letting this property

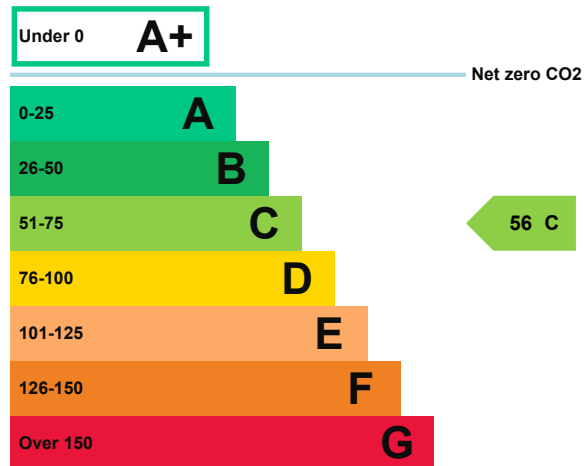
Properties can be let if they have an energy rating from A+ to E.

## 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                   | 13 A |
| If typical of the existing stock | 53 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 (kgCO2/m2 per year) | 76.55                           |
| Primary energy use (kWh/m2 per year)       | 816                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2041-5123-3825-4856-4099\)](/energy-certificate/2041-5123-3825-4856-4099).

## 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 | Christopher Gowland                                      |
| Telephone       | 07707798787                                              |
| Email           | <a href="mailto:epcguy1@gmail.com">epcguy1@gmail.com</a> |

### 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/012848                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                                            |
|------------------------|----------------------------------------------------------------------------|
| Employer               | EPC-GUY LIMITED                                                            |
| Employer address       | The Granary, Trench Hall Farm, Ravensworth Park Estate, Gateshead NE11 0HQ |
| Assessor's declaration | The assessor is not related to the owner of the property.                  |
| Date of assessment     | 21 March 2024                                                              |
| Date of certificate    | 22 March 2024                                                              |

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