

Energy performance certificate (EPC)

First And Second Floor
45 Fore Street
HEXHAM
NE46 1LU

Energy rating

D

Valid until:

23 October 2032

Certificate number:

0268-0636-5336-6288-4516

Property type

Offices and Workshop Businesses

Total floor area

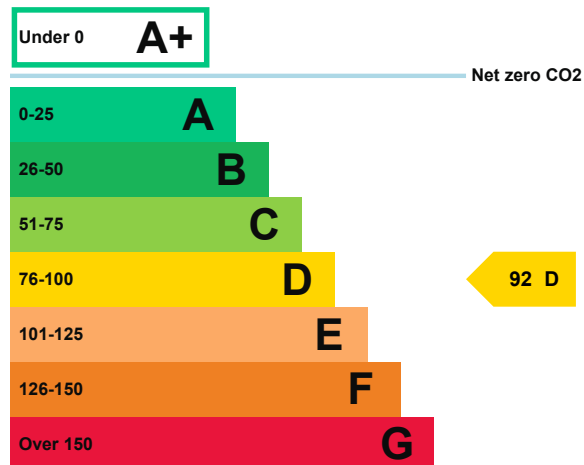
99 square metres

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

6 A

If typical of the existing stock

26 B

Breakdown of this property's energy performance

| | |
|---|------------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Mechanical Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 31.23 |
| Primary energy use (kWh/m ² per year) | 327 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3496-0309-0117-6372-2264\)](/energy-certificate/3496-0309-0117-6372-2264).

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 |
|-----------------|--------------|

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 | STRO000595 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

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 | 22 October 2022 |
| Date of certificate | 24 October 2022 |