Energy performance certificate (EPC)

70 Westgate
GUISBOROUGH
TS14 6AY

Energy rating

C

Valid until:	**31 July 2032**
Certificate number:	**1329-4980-0843-2032-6403**

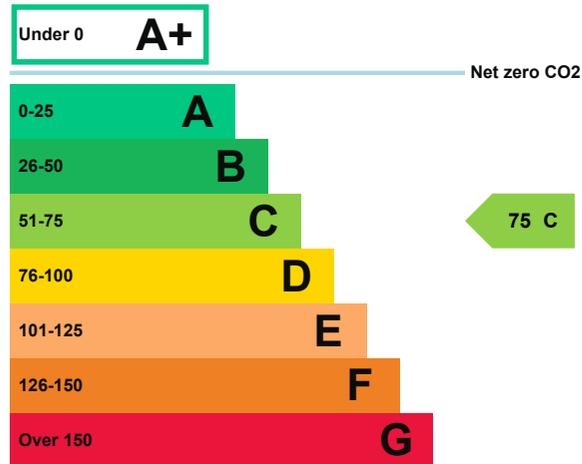| Property type	Retail/Financial and Professional Services
Total floor area	71 square metres

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.

Under 0	**A+**

Net zero CO2

0-25	**A**
26-50	**B**
51-75	**C**
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

75 C

How this property compares to others

Properties similar to this one could have ratings:

If newly built

16 A

If typical of the existing stock

62 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	40.85
Primary energy use (kWh/m2 per year)	239

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7435-4665-4779-3263-8929).

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	Tanya Lewis
Telephone	07967335802
Email	tlewisepc@yahoo.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/019561
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Lewis Surveyors Energy Ltd
Employer address	3 Lavender Lane, Wynyard, Billingham, Stockton on Tees, TS22 5GX
Assessor's declaration	The assessor is contracted by the owner to provide other energy assessment services.
Date of assessment	23 July 2022
Date of certificate	1 August 2022