

# Energy performance certificate (EPC)

122 Linthorpe Road  
MIDDLESBROUGH  
TS1 2JR

Energy rating

**B**

Valid until: **12 April 2036**

Certificate number: **6308-5190-7030-8830-6908**

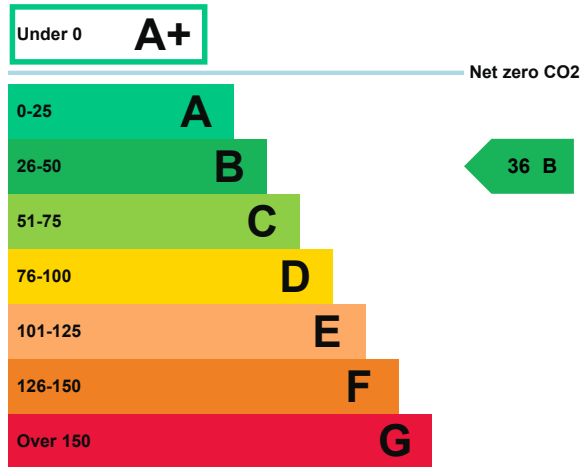
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	216 square metres

## 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 B.



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

14 A

If typical of the existing stock

57 C

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## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	46.15
Primary energy use (kWh/m <sup>2</sup> per year)	499

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6789-1799-0728-9528-7088\)](/energy-certificate/6789-1799-0728-9528-7088).

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## 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	<a href="mailto:tewisepc@yahoo.co.uk">tlewisepc@yahoo.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019561
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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	13 February 2026
Date of certificate	13 April 2026

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