

Energy performance certificate (EPC)

2 Three Tuns Wynd High Street Stokesley MIDDLESBROUGH TS9 5DQ	Energy rating C	Valid until: 3 October 2032
		Certificate number: 2692-4406- 1464-8760- 6426

Property type	Retail/Financial and Professional Services
Total floor area	19 square metres

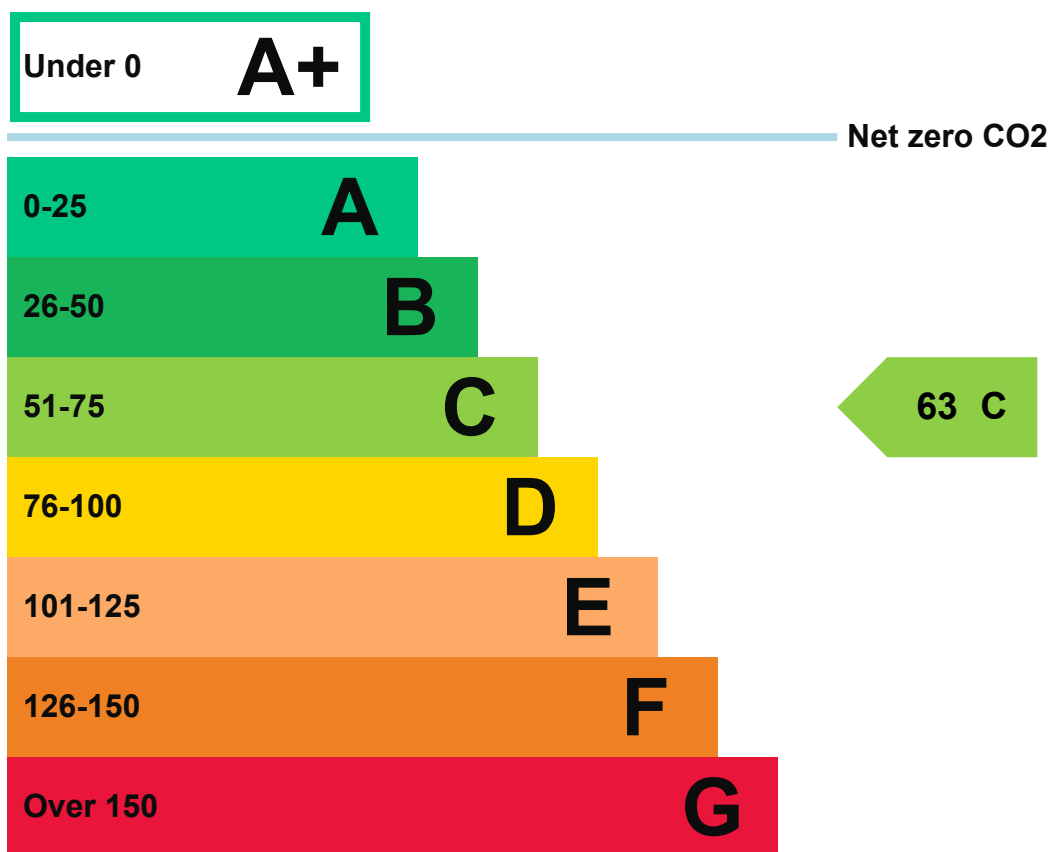
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

7 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 Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	34.06
Primary energy use (kWh/m² per year)	354

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2964-8105-2333-1048-3745\)](/energy-certificate/2964-8105-2333-1048-3745).

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	Lee Jacobson
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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	STRO018073
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Energess COMMERCIAL
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Employer address	Suite 29, Durham Tees Valley Business Centre, Orde Wingate Way, STOCKTON ON TEES, TS19 0GD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 September 2022
Date of certificate	4 October 2022

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0297-9960-3630-7200-8203 (/energy-certificate/0297-9960-3630-7200-8203)
Expired on	17 June 2022



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