

# Energy performance certificate (EPC)

3, Bridge Road  
Stokesley  
MIDDLESBROUGH  
TS9 5AA

Energy rating

**E**

Valid until: **7 October 2027**

Certificate number: **9731-3080-0431-0090-7201**

Property type **A1/A2 Retail and Financial/Professional services**

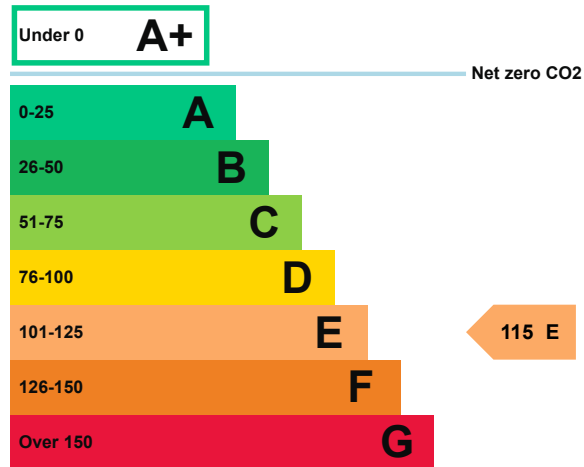
Total floor area **98 square metres**

## 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 E.



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

**22 A**

If typical of the existing stock

**65 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	158.07
Primary energy use (kWh/m <sup>2</sup> per year)	928

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0770-0043-3419-1800-2092\)](/energy-certificate/0770-0043-3419-1800-2092).

## 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:tlewisepc@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	11 Carr Bridge Close, Aislaby, Yarm, Cleveland, TS16 0GY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 October 2017
Date of certificate	8 October 2017