

Energy performance certificate (EPC)

245 Prince Edward Road SOUTH SHIELDS NE34 7LZ	Energy rating D	Valid until: 21 March 2029
		Certificate number: 0970-1933-0341-4170-2020

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	105 square metres

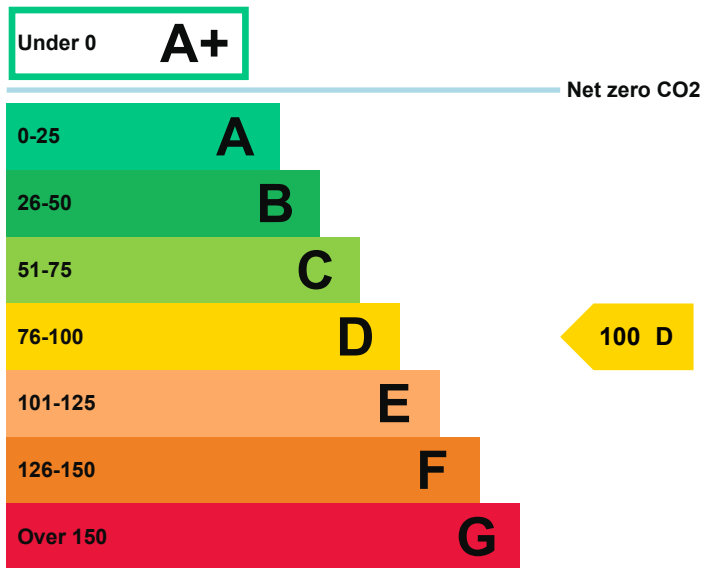
Rules on letting this property

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 current 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

33 B

If typical of the existing stock

95 D

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)	103.65
Primary energy use (kWh/m2 per year)	603

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9142-4077-0314-0200-1391\)](#).

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 Hudson
Telephone	07817 420 685
Email	george@chestnutcs.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	Stroma Certification Ltd
Assessor's ID	STRO025473
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	CBRE Ltd
Employer address	10 Paternoster Row London EC4M 7HP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 March 2019
Date of certificate	22 March 2019

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

OGI

All content is available under the [Open Government Licence v3.0](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/) (<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>), except where otherwise stated



ght (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-c>