

# Energy performance certificate (EPC)

33 Charles Street NEWPORT NP20 1JT	Energy rating <b>B</b>	Valid until: <b>2 April 2033</b>
		Certificate number: <b>3406-3484-2732-9634-1881</b>

## Property type

Restaurants and Cafes/Drinking Establishments/Takeaways

## Total floor area

83 square metres

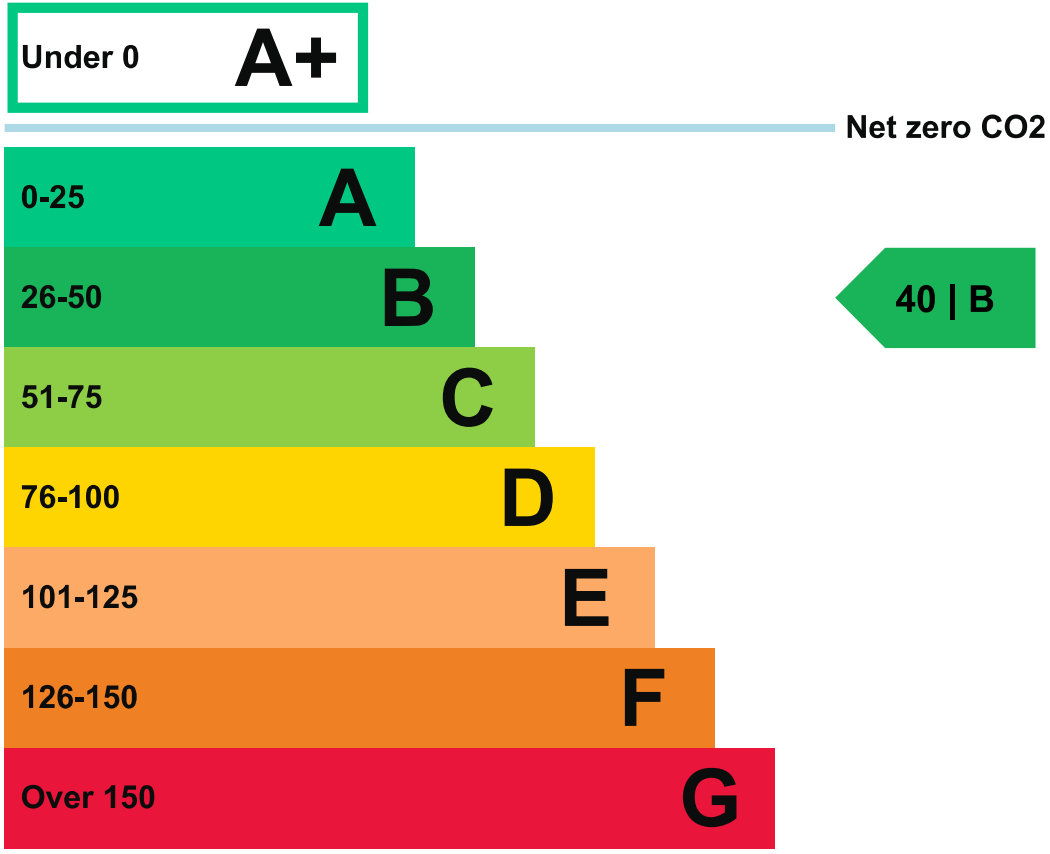
## Rules on letting this property

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 efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**How this property compares to others**

Properties similar to this one could have ratings:

**If newly built**



**If typical of the existing stock**



**Breakdown of this property's energy performance**

**Main heating fuel**

Grid Supplied Electricity

**Building environment**

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

45.72

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## Primary energy use (kWh/m<sup>2</sup> per year)

490

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5490-7294-8652-7710-9916\)](/energy-certificate/5490-7294-8652-7710-9916).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Matthew Hodges

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### Telephone

07789323636

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### Email

[admin@lzccconsultants.com](mailto:admin@lzccconsultants.com)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/027248

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details**

**Employer**

Low Zero Carbon Consultants Ltd

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**Employer address**

15 Oswald Road, Newport, Gwent, NP20 2HE

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

31 March 2023

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**Date of certificate**

3 April 2023

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**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](mailto: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.