

# Energy performance certificate (EPC)

173 Commercial Street  
NEWPORT  
NP20 1JN

Energy rating

G

Valid until: 12 July 2033

Certificate number: 9027-1462-2583-3926-1914

## Property type

Retail/Financial and Professional Services

## Total floor area

205 square metres

## Rules on letting this property



**You may not be able to let this property.**

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

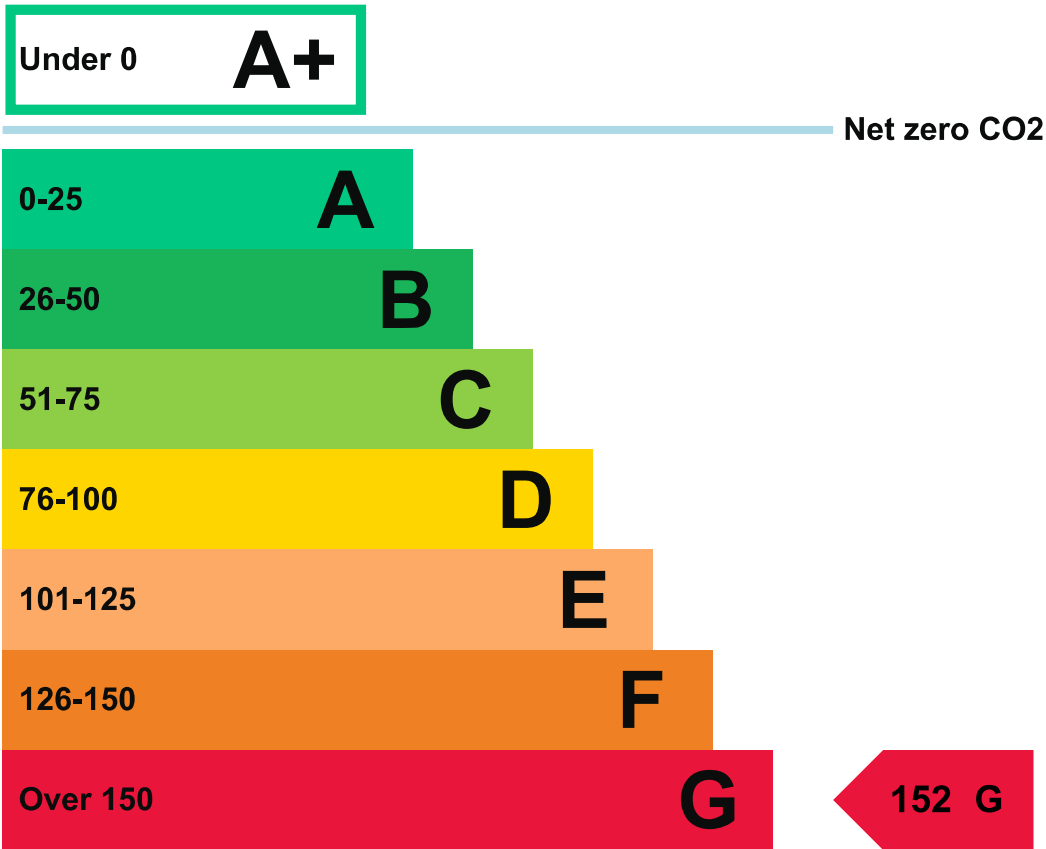
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

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).

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

This property's current energy rating is G.



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**



**If typical of the existing stock**



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

**Main heating fuel**  
Grid Supplied Electricity

**Building environment**  
Air Conditioning

## Assessment level

3

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

44.68

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

486

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▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4097-1036-8408-8162-6999\)](/energy-certificate/4097-1036-8408-8162-6999).

## 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

Christopher Dixon

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#### Telephone

07885637443

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#### Email

[cm\\_dixon@hotmail.co.uk](mailto:cm_dixon@hotmail.co.uk)

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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

Elmhurst Energy Systems Ltd

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#### Assessor's ID

EES/022268

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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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## About this assessment

### Employer

Pen-y-Bont EPC & SAP

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### Employer address

22 Tyn y Bettws Close, Bettws, Bridgend, CF32 8YF

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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

12 July 2023

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### Date of certificate

13 July 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.