

Energy performance certificate (EPC)

Pontypool Vets 48 George Street PONTYPOOL NP4 6BY	Energy rating D	Valid until: 22 June 2035
		Certificate number: 2740-1886-7085-9370-2518

Property type	Retail/Financial and Professional Services
Total floor area	103 square metres

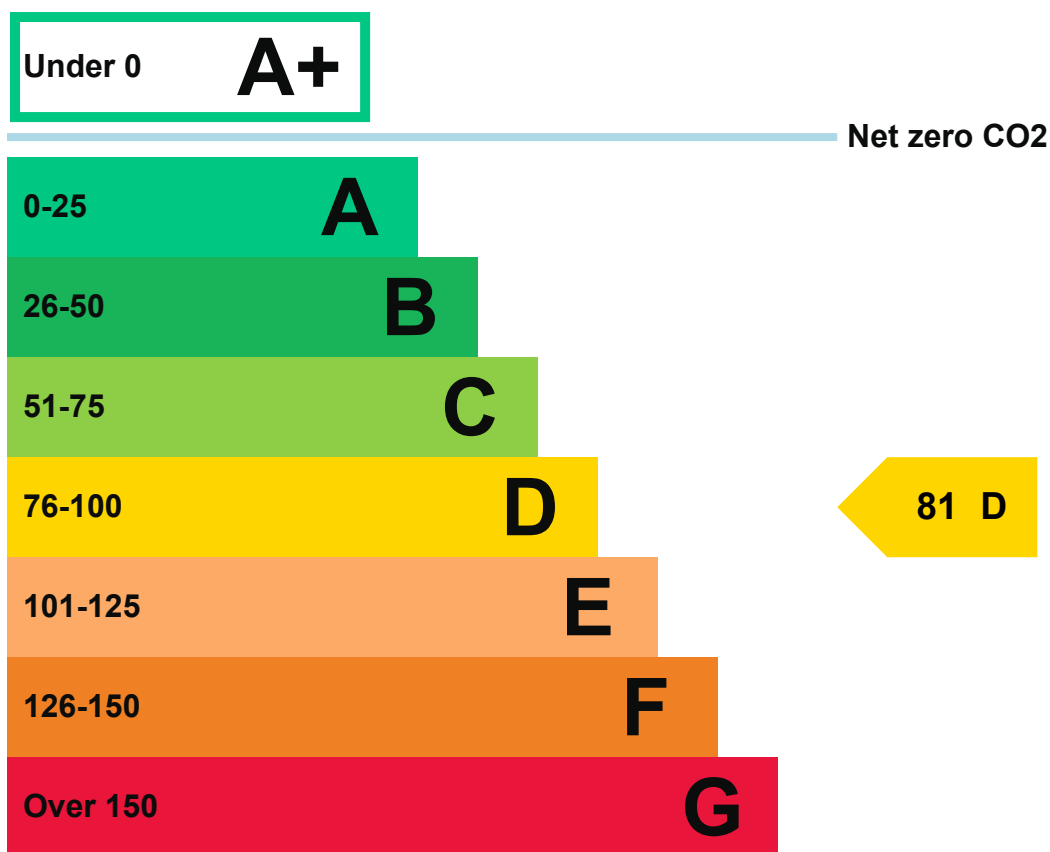
Rules on letting this property

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 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

18 A

If typical of the existing stock

82 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)	51.27
Primary energy use (kWh/m² per year)	347

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0950-1478-6662-7105-6856\)](/energy-certificate/0950-1478-6662-7105-6856).

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	Ingrid Edwards
Telephone	07515806040
Email	info@litenergy.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	Sterling Accreditation Ltd
Assessor's ID	STER400439
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	G2a Energy Ltd
Employer address	25-26 Gold Tops, Newport, Gwent, NP20 4PG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 June 2025
Date of certificate	23 June 2025

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	0770-1961-0363-0910-9080 (/energy-certificate/0770-1961-0363-0910-9080)
Valid until	3 April 2027



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