

Energy performance certificate (EPC)

8 Beaumont Street HEXHAM NE46 3NA	Energy rating G	Valid until: 18 June 2034
		Certificate number: 3601-0035-0126-6617-9860

Property type	Offices and Workshop Businesses
Total floor area	482 square metres

Rules on letting this property

! You may not be able to let this property.

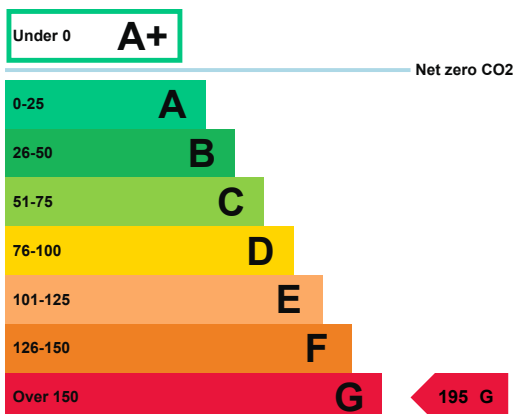
This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

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 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

20 A

If typical of the existing stock

80 D

Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	55.61
Primary energy use (kWh/m ² per year)	310

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6104-9408-9144-7130-6774\)](/energy-certificate/6104-9408-9144-7130-6774).

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	Paul Noble
Telephone	01916 450 033
Email	paul@redhousesurveyors.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019678
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Redhouse Surveyors
Employer address	Room 29, Novus Business Centre, Judson Road, Peterlee, County Durham, SR8 2QJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 June 2024
Date of certificate	19 June 2024
