Energy Performance Certificate

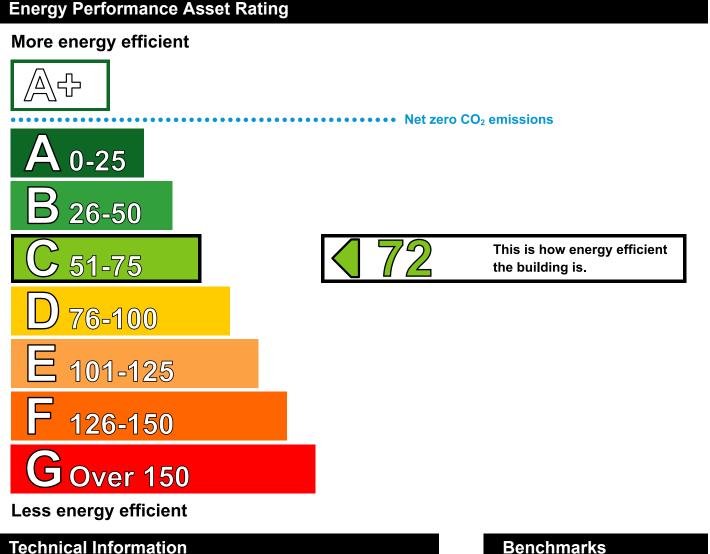
Non-Domestic Building

1, Carson Street LARNE **BT40 1SF**

Certificate Reference Number:

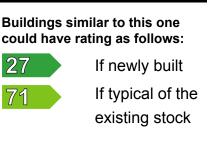
0620-0531-2859-7297-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.



Main heating fuel:	Other	
Building environment:	Unconditioned	
Total useful floor area (m²):		573
Building complexity (NOS level):		3
Building emission rate (kgCO ₂ /m ² per year):		38.75
Primary energy use (kWh/m² per year):		218.24

Benchmarks



Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).

Property Reference:275835220000Assessor Name:Geoffrey KennedyAssessor Number:STRO005203Accreditation Scheme:Stroma Certification LtdEmployer/Trading Name:NI Property GroupEmployer/Trading Address:7 Rathconvil Road, Newry, BT35 6RPIssue Date:16 Mar 2020Valid Until:15 Mar 2030 (unless superseded by a later certificate)Related Party Disclosure:Not related to the owner.	Assessment Software:	iSBEM v4.1.g using calculation engine SBEM v4.1.g.0
Assessor Number:STRO005203Accreditation Scheme:Stroma Certification LtdEmployer/Trading Name:NI Property GroupEmployer/Trading Address:7 Rathconvil Road, Newry, BT35 6RPIssue Date:16 Mar 2020Valid Until:15 Mar 2030 (unless superseded by a later certificate)	Property Reference:	275835220000
Accreditation Scheme:Stroma Certification LtdEmployer/Trading Name:NI Property GroupEmployer/Trading Address:7 Rathconvil Road, Newry, BT35 6RPIssue Date:16 Mar 2020Valid Until:15 Mar 2030 (unless superseded by a later certificate)	Assessor Name:	Geoffrey Kennedy
Employer/Trading Name:NI Property GroupEmployer/Trading Address:7 Rathconvil Road, Newry, BT35 6RPIssue Date:16 Mar 2020Valid Until:15 Mar 2030 (unless superseded by a later certificate)	Assessor Number:	STR0005203
Employer/Trading Address:7 Rathconvil Road, Newry, BT35 6RPIssue Date:16 Mar 2020Valid Until:15 Mar 2030 (unless superseded by a later certificate)	Accreditation Scheme:	Stroma Certification Ltd
Issue Date:16 Mar 2020Valid Until:15 Mar 2030 (unless superseded by a later certificate)	Employer/Trading Name:	NI Property Group
Valid Until: 15 Mar 2030 (unless superseded by a later certificate)	Employer/Trading Address:	7 Rathconvil Road, Newry, BT35 6RP
	Issue Date:	16 Mar 2020
Related Party Disclosure: Not related to the owner.	Valid Until:	15 Mar 2030 (unless superseded by a later certificate)
	Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0970-2983-0451-2620-5070

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get the contact details of the accreditation scheme from the website for the Department of Finance at **www.finance-ni.gov.uk**, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.