

# Energy performance certificate (EPC)

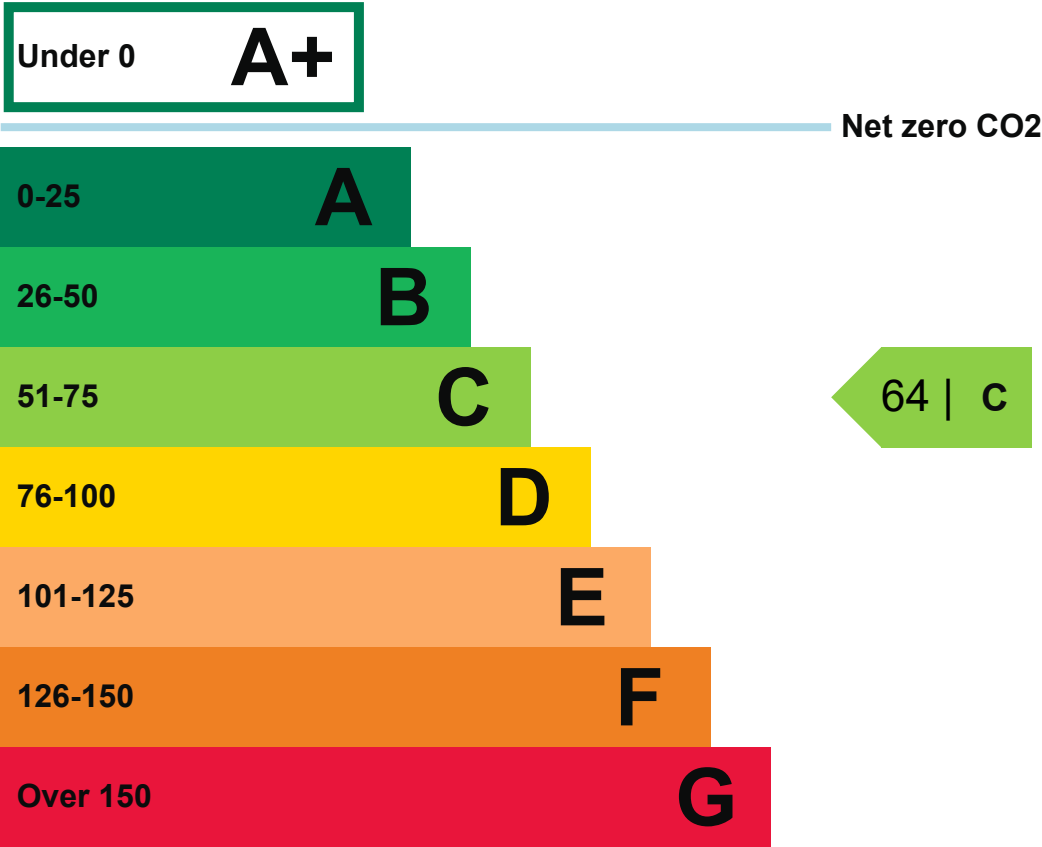
3 St. Marys Street NEWRY BT34 2AA	Energy rating <div>C</div>	Valid until:	5 November 2031
		Certificate number:	6560-5238-8079-6898-2283

Property type  
A1/A2 Retail and Financial/Professional services

Total floor area  
71 square metres

Energy efficiency rating for this property

This property’s current energy rating is C.



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

27 | B

### If typical of the existing stock

71 | C

## Breakdown of this property's energy performance

### Main heating fuel

Natural Gas

### Building environment

Heating and Natural Ventilation

### Assessment level

3

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

72.87

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

400

► [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2171-5024-8061-3756-3557\)](/energy-certificate/2171-5024-8061-3756-3557).

## 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

Carleen Branagan

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### Telephone

07756897853

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### Email

[carleenbranagan@hotmail.com](mailto:carleenbranagan@hotmail.com)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/020444

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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

CB Energy

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### Employer address

103a Rostrevor Road Hilltown

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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

6 November 2021

## Date of certificate

6 November 2021

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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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.