

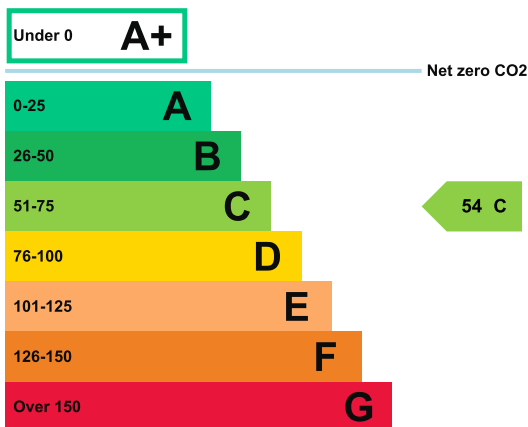
Energy performance certificate (EPC)

324 Beersbridge Road BELFAST BT5 5DY	Energy rating C	Valid until: 12 September 2034
		Certificate number: 9241-2386-7632-9561-7909

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	62 square metres

Energy rating and score

This property's energy rating is C.



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	26 B
If typical of the existing stock	69 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 ₂ /m ² per year)	79.4
Primary energy use (kWh/m ² per year)	438

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1294-3067-8468-7299-9856\)](/energy-certificate/1294-3067-8468-7299-9856).

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	Geoffrey Kennedy
Telephone	02838318790
Email	info@nipropertygroup.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/028206
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NI Property Group
Employer address	9 Rathconvil Road, Newry, BT35 6RP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 September 2024
Date of certificate	13 September 2024
