

Energy performance certificate (EPC)

44 Ocean Road SOUTH SHIELDS NE33 2HZ	Energy rating C	Valid until: 29 June 2027
		Certificate number: 9359-3055- 0835-0200- 3695

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
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Total floor area	636 square metres
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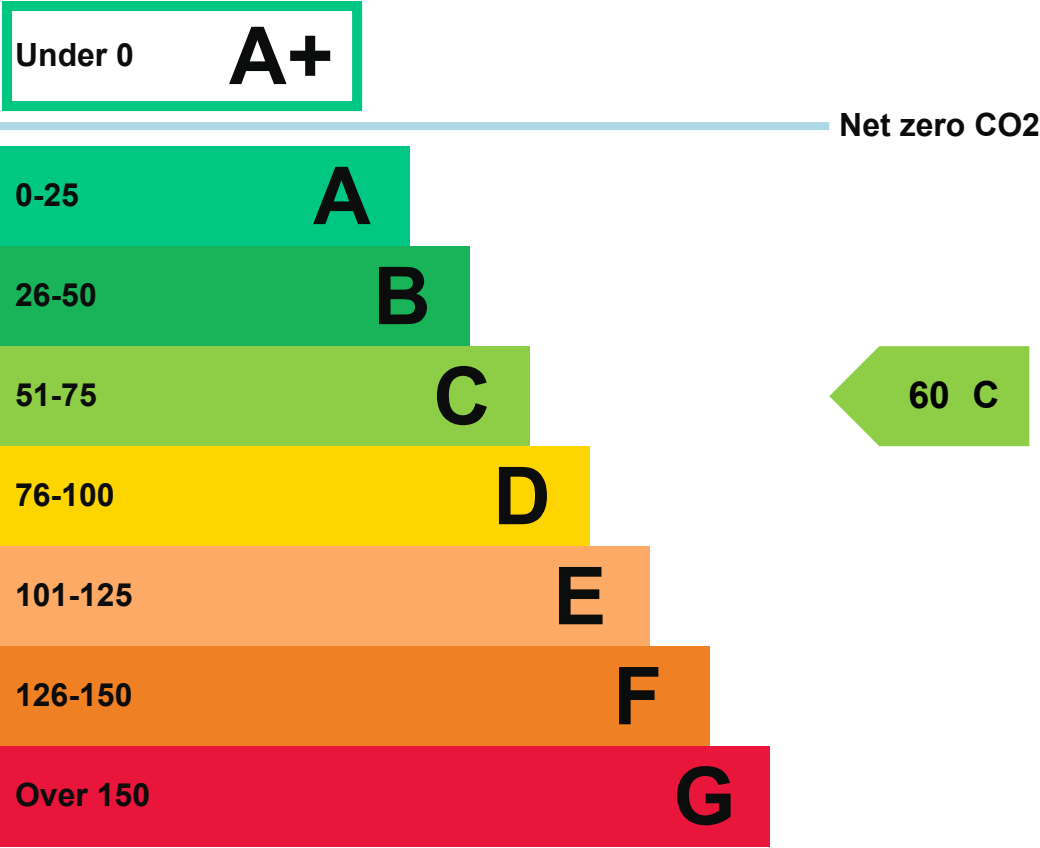
Rules on letting this property

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 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	30 B
If typical of the existing stock	87 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)	132.95
Primary energy use (kWh/m² per year)	766

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0330-0243-5859-9595-6006\)](/energy-certificate/0330-0243-5859-9595-6006).

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	Ryan Spray
Telephone	0795 6667147
Email	ryan.spray91@gmail.com

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/014947
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Complete Certification Ltd
Employer address	34 Station Road, Sandiacre, Nottingham, NG10 5BG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 May 2017
Date of certificate	30 June 2017

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).

There are no related certificates for this property.



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