

# Energy performance certificate (EPC)

22 Seaside Lane  
EASINGTON COLLIERY  
SR8 3PG

Energy rating

C

Valid until:

25 January 2036

Certificate  
number:

2463-1762-7024-4718-8227

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

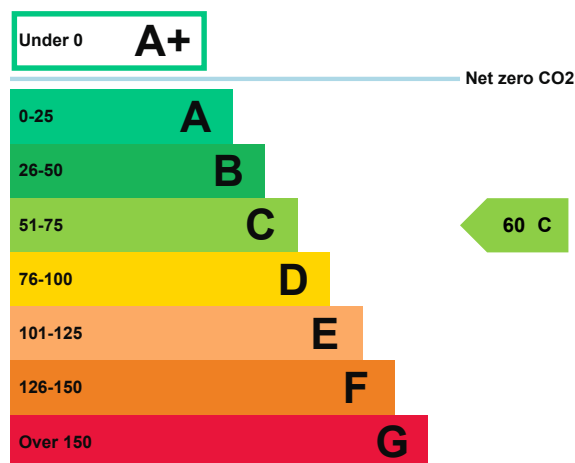
266 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## 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

17 A

If typical of the existing stock

68 C

# Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Grid Supplied Electricity       |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 22.98                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 243                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1684-6249-5216-6380-4634\)](/energy-certificate/1684-6249-5216-6380-4634).

## 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 | George Smith   |
| Telephone       | 07756 529 827  |
| Email           | <a href="mailto:gsmith0_1@hotmail.com">gsmith0_1@hotmail.com</a> |

### 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/015409   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | DG Surveys  |
| Employer address       | 14 Markington Drive, Ryhope, Sunderland SR2 0LB           |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 24 January 2026   |
| Date of certificate    | 26 January 2026   |