

# Energy performance certificate (EPC)

612-614 Bearwood Road  
SMETHWICK  
B66 4BW

Energy rating

**D**

Valid until: **17 June 2025**

Certificate number: **0099-0453-6430-8800-9503**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	584 square metres

## Rules on letting this property

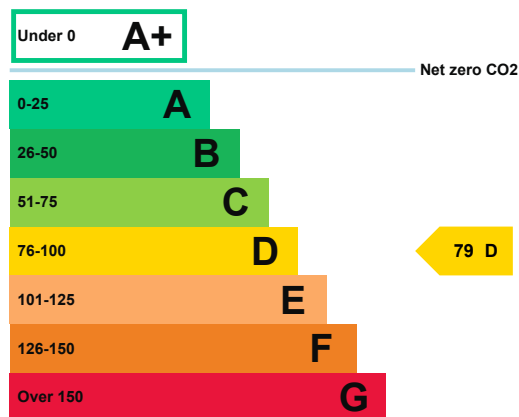
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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

**28 B**

If typical of the existing stock

**82 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	67.51

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0050-9980-0465-3840-4094\)](/energy-certificate/0050-9980-0465-3840-4094).

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## 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	Ian Almond
Telephone	01335346139
Email	<a href="mailto:dawn@luisandbell.co.uk">dawn@luisandbell.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO016223
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Luis and Bell Surveyors Ltd
Employer address	Ashbourne Business Centre Dig Street Ashbourne DE6 1GF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 May 2015
Date of certificate	18 June 2015

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