

Energy performance certificate (EPC)

41 Montgomery Road
BELFAST
BT6 9HL

Energy rating

B

Valid until:

19 February 2032

Certificate number: **7889-7765-1607-3681-3094**

Property type

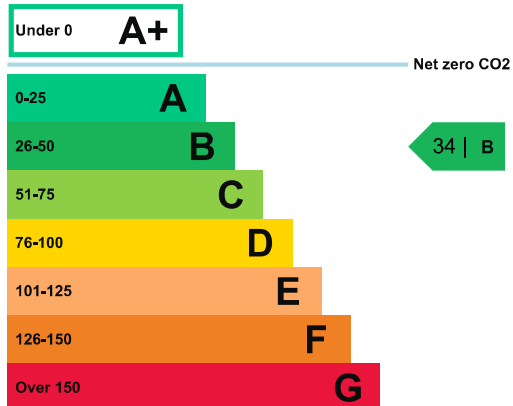
A1/A2 Retail and Financial/Professional services

Total floor area

1020 square metres

Energy efficiency rating for this property

This property's current energy rating is B.



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

17 | A

If typical of the existing stock

47 | B

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	60.24
Primary energy use (kWh/m2 per year)	336

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4561-2937-0225-8398-7594\)](#).

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	Geoffrey Kennedy
Telephone	02838318790
Email	info@niproertygroup.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO005203
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

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	16 February 2022
Date of certificate	20 February 2022
