

Energy performance certificate (EPC)

10 Linn Road LARNE BT40 2BT	Energy rating	Valid until: 7 March 2033
	B	Certificate number: 5678-9177-7888-3332-7293

Property type A1/A2 Retail and Financial/Professional services

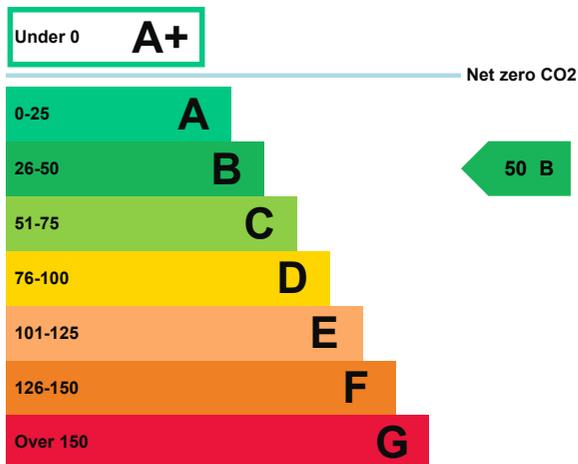
Total floor area 76 square metres

Energy rating and score

This property's energy rating is B.

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

27 B

If typical of the existing stock

71 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 ₂ /m ² per year)	87.68
Primary energy use (kWh/m ² per year)	495

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1814-4511-4060-6836-8341\)](#).

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

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	6 March 2023
Date of certificate	8 March 2023