

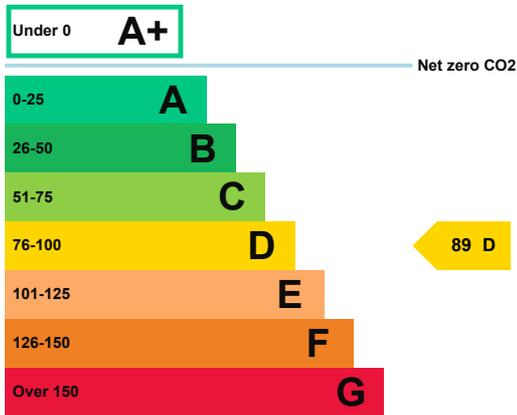
# Energy performance certificate (EPC)

98 Botanic Avenue BELFAST BT7 1JR	Energy rating	Valid until: <b>6 February 2033</b>
	<b>D</b>	Certificate number: <b>3001-4760-7011-6317-5812</b>

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	47 square metres

## 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

**35 B**

If typical of the existing stock

**93 D**

## 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)	112.54
Primary energy use (kWh/m <sup>2</sup> per year)	636

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4790-9304-5781-5503-1437\)](/energy-certificate/4790-9304-5781-5503-1437).

## 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	Carleen Branagan
Telephone	07756897853
Email	<a href="mailto:carleenbranagan@hotmail.com">carleenbranagan@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/020444
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	CB Energy
Employer address	103a Rostrevor Road Hilltown
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 February 2023
Date of certificate	7 February 2023