# Energy performance certificate (EPC)



# **Property type**

A1/A2 Retail and Financial/Professional services

# Total floor area

467 square metres

#### Rules on letting this property

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

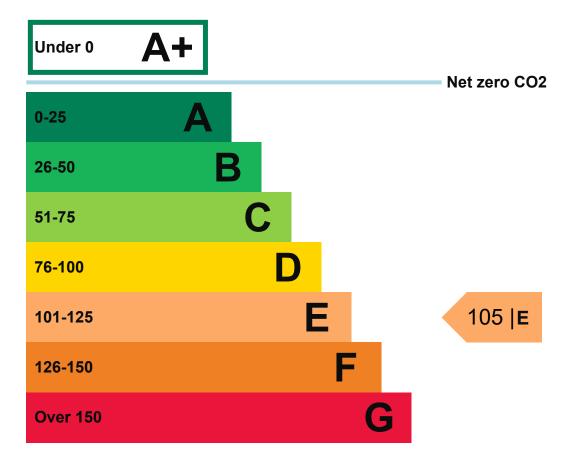
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read guidance for landlords on the regulations and exemptions (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/824018/Non-Dom Private Rented Property Minimum Standard - Landlord Guidance.pdf).

#### Energy efficiency rating for this property

This property's current energy rating is E.



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.

33 | B

97 | D

#### How this property compares to others

Properties similar to this one could have ratings:

### If newly built

# If typical of the existing stock

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 (kgCO2/m2 per year)

90.48

Primary energy use (kWh/m2 per year)

534

What is primary energy use?

#### **Recommendation report**

Guidance on improving the energy performance of this property can be found in the <u>recommendation report (/energy-certificate/0780-5921-0483-5060-3064)</u>.

#### 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

Neil Austin - 01253 486 919

# Telephone

01253486919

### Email

neil.austin@ener-services.co.uk

# Accreditation scheme contact details

# Accreditation scheme

Elmhurst Energy Systems Ltd

# Assessor ID EES/017379

# Telephone

01455 883 250

## Email

enquiries@elmhurstenergy.co.uk

# **Assessment details**

Employer Ener-Services

## **Employer address**

Airey House Shepherd Road Lytham St Annes FY8 3ST

## Assessor's declaration

The assessor is not related to the owner of the property.

### Date of assessment

30 August 2017

# Date of certificate

3 September 2017

#### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748.

# Certificate number

9920-5921-0382-5060-3060 (/energy-certificate/9920-5921-0382-5060-3060)

Valid until 9 December 2022