

# Energy performance certificate (EPC)

39 Euston Road  
MORECOMBE  
LA4 5DF

Energy rating

**E**

Valid until: **29 November 2032**

Certificate number: **2828-0035-3261-4057-9192**

Property type

Retail/Financial and Professional Services

Total floor area

145 square metres

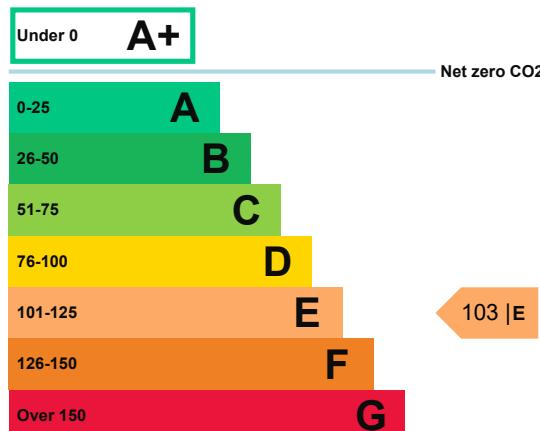
## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is E.

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 | A

If typical of the existing stock

86 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	61.63
Primary energy use (kWh/m <sup>2</sup> per year)	366

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9061-7040-5303-6063-2135\)](#).

## 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	Kevin Schouten
Telephone	07758519534
Email	<a href="mailto:kevinschouten.dea@tiscali.co.uk">kevinschouten.dea@tiscali.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001037
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	Tregea Energy
Employer address	Lightburn House, Brogden Street, ULVERSTON LA12 7AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 November 2022
Date of certificate	30 November 2022

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