

# Energy performance certificate (EPC)

19 Bridge Street Row East Bridge Street CHESTER CH1 1NW	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>23 September 2031</b> <hr/> Certificate number: <b>2919-6727-1431-4679-2759</b>
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Property type A1/A2 Retail and Financial/Professional services

Total floor area 152 square metres

## Rules on letting this property

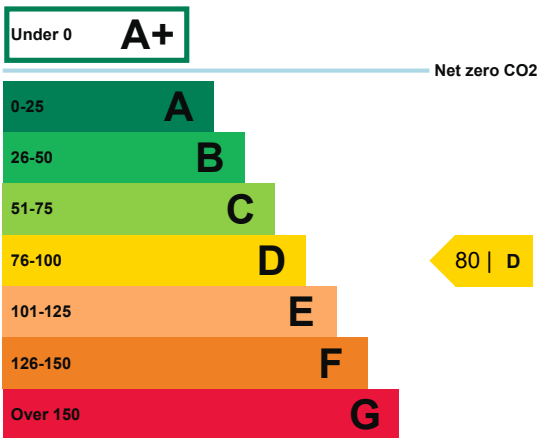
Properties can be let if they have an energy rating from A+ to E.

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.

## Energy efficiency rating for this property

This property's current energy rating is D.



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 25 | A

If typical of the existing stock 74 | C

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

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

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Building environment

Heating and Natural Ventilation

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Assessment level

3

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

56.6

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

335

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4391-1273-0735-0281-8938\)](#).

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## 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	Steven Morris
Telephone	01244 322 500
Email	<a href="mailto:steve@morganmaire.co.uk">steve@morganmaire.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015332
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Morgan Maire & Co Limited
Employer address	3B Uppereastgate Row, Chester, CH1 1LQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 September 2021
Date of certificate	24 September 2021

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