

# Energy performance certificate (EPC)

48-50 Watergate Street  
CHESTER  
CH1 2LA

Energy rating

C

Valid until: **28 November 2033**

Certificate number: **5250-9295-1384-1229-6518**

Property type

Retail/Financial and Professional Services

Total floor area

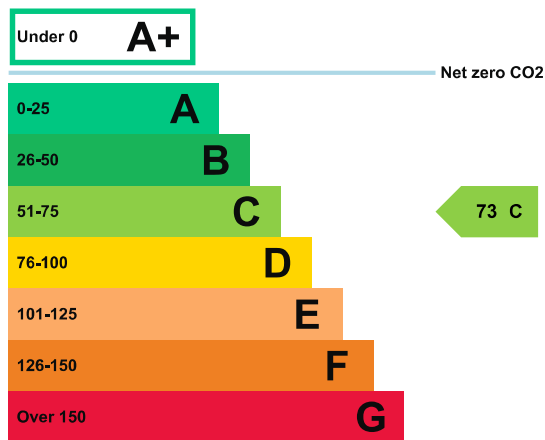
311 square metres

## Rules on letting this property

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

## Energy rating and score

This property's current energy rating is C.



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

19 A

If typical of the existing stock

74 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	21.85
Primary energy use (kWh/m <sup>2</sup> per year)	158

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0486-5061-1603-8687-9968\)](#).

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## 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	Stephen Allen
Telephone	07806 935 494
Email	<a href="mailto:steve.allen.nrg@outlook.com">steve.allen.nrg@outlook.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/007969
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	NRG Surveyors Ltd
Employer address	19 Clarence Avenue, Chester CH3 5JP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 November 2023
Date of certificate	29 November 2023

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