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# Energy performance certificate (EPC)

12 Bridge Street CHESTER CH1 1NQ	Energy rating  <b>B</b>	Valid until: <b>8 June 2035</b>
		Certificate number: <b>9680-9156- 8803-5104- 8496</b>

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	436 square metres

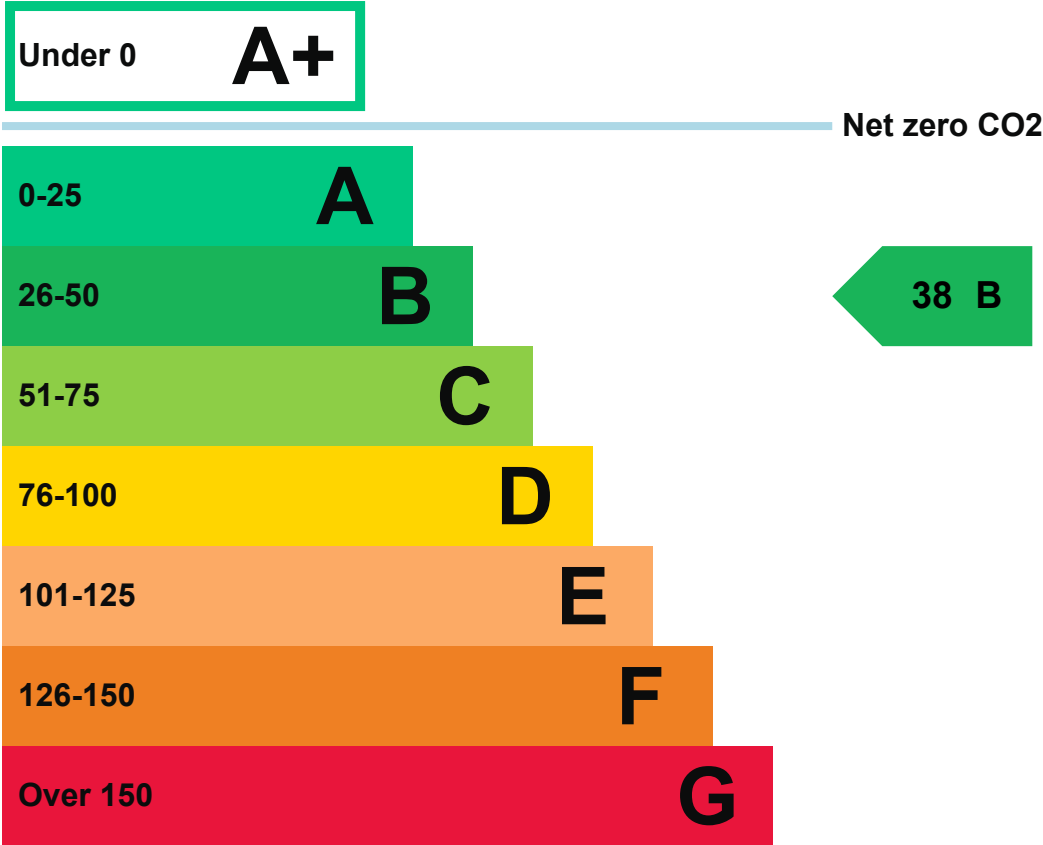
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B.



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	15 A
If typical of the existing stock	62 C

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	35.83
Primary energy use (kWh/m <sup>2</sup> per year)	384

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1035-9352-4326-4042-1131\)](/energy-certificate/1035-9352-4326-4042-1131).

## 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	Ioan Jones
Telephone	07712 235191
Email	<a href="mailto:ioan@castlepc.co.uk">ioan@castlepc.co.uk</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/011777
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Employer	Castle EPC
Employer address	2 Alyndale, Hope, Wrexham, Clwyd, LL12 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 June 2025
Date of certificate	9 June 2025

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

**OGI**

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