

Energy performance certificate (EPC)

1, 11 Effingham Square
ROTHERHAM
S65 1AP

Energy rating

E

Valid until:

31 January 2028

Certificate number:

9020-9993-0373-4510-7034

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	123 square metres

Rules on letting this property

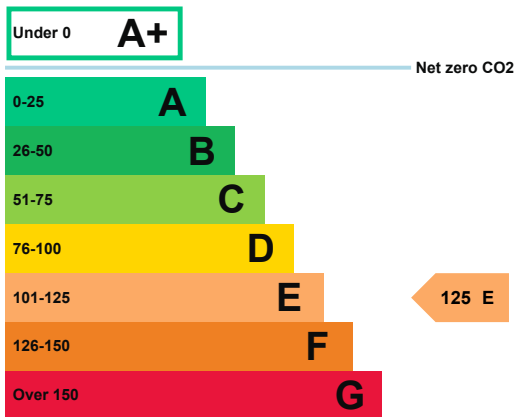
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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

35 B

If typical of the existing stock

104 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	143.59
Primary energy use (kWh/m ² per year)	849

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9943-4012-0937-0790-5305\)](#).

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	Mike Ellis
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002569
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Carbon Certification
Employer address	24 Gardeners Way, Rainhill, Merseyside L35 4PU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 December 2017
Date of certificate	1 February 2018