

# Energy performance certificate (EPC)

2 Red Lion Yard  
Rotherham Town Centre  
ROTHERHAM  
S60 1PN

Energy rating

**E**

Valid until:

**7 October 2035**

Certificate number:

**2700-6025-3244-2694-6239**

Property type

Retail/Financial and Professional Services

Total floor area

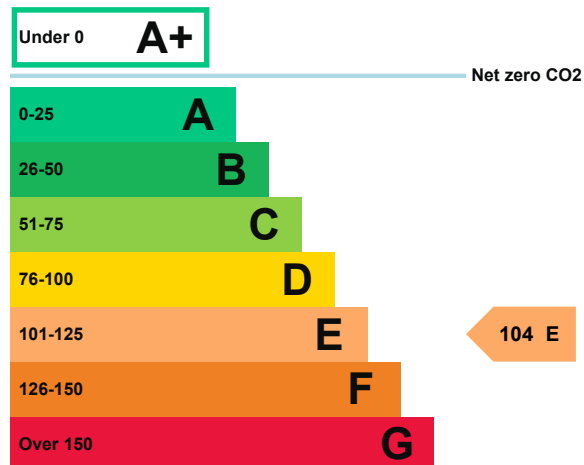
105 square metres

## 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

**13 A**

If typical of the existing stock

**53 C**

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 17.86                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 187                             |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3950-9335-8294-7531-2433\)](/energy-certificate/3950-9335-8294-7531-2433).

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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 Goj                                                    |
| Telephone       | 07711287225                                                    |
| Email           | <a href="mailto:s.goj@nrgfocus.co.uk">s.goj@nrgfocus.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/024303                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                              |
|------------------------|--------------------------------------------------------------|
| Employer               | NRG Focus Ltd                                                |
| Employer address       | <a href="mailto:info@nrgfocus.co.uk">info@nrgfocus.co.uk</a> |
| Assessor's declaration | The assessor is not related to the owner of the property.    |
| Date of assessment     | 1 October 2025                                               |
| Date of certificate    | 8 October 2025                                               |

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