

Energy performance certificate (EPC)

53 ROSSALL ROAD
THORNTON CLEVELEYS
FY5 1HG

Energy rating

D

Valid until: **29 November 2030**

Certificate number: **5685-8770-2079-0456-5011**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

45 square metres

Rules on letting this property

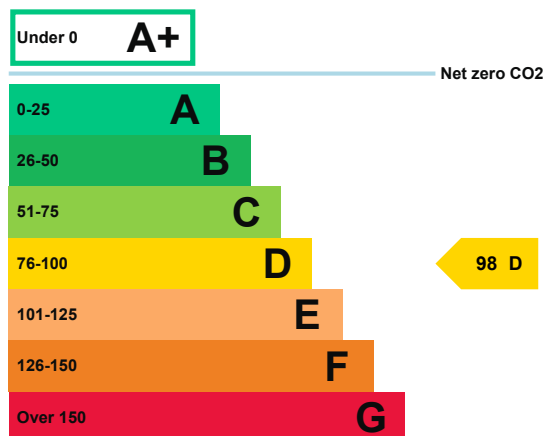
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.

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

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

28 B

If typical of the existing stock

81 D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

84.87

Primary energy use (kWh/m² per year)

491

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1519-5459-8467-9147-7273\)](#).

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	Iain Hossack
Telephone	07397 805181
Email	iainhossack@live.com

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/016925
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Northern Environmental
Employer address	www.northernenvironmental.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 November 2020
Date of certificate	30 November 2020
