

Energy performance certificate (EPC)

3 Commercial Street
HARROGATE
HG1 1UB

Energy rating

D

Valid until:

5 March 2035

Certificate number:

2063-4622-0124-1482-7328

Property type

Retail/Financial and Professional Services

Total floor area

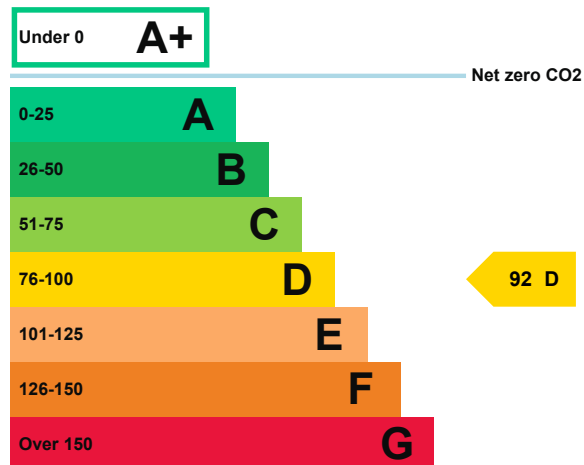
64 square metres

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 D.



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

22 A

If typical of the existing stock

89 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 (kgCO ₂ /m ² per year)	32.38
Primary energy use (kWh/m ² per year)	223

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1385-9703-2447-3191-3336\)](/energy-certificate/1385-9703-2447-3191-3336).

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	Nicholas Procter
Telephone	01759301114
Email	njp@procters.net

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500127
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Procters Property Ltd
Employer address	Prospect House, 4a George Street, Pocklington, York, YO42 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 February 2025
Date of certificate	6 March 2025