

Energy performance certificate (EPC)

75b New Road Side
Horsforth
LEEDS
LS18 4QD

Energy rating

F

Valid until: **1 April 2028**

Certificate number: **0780-0538-8289-3027-6006**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	204 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

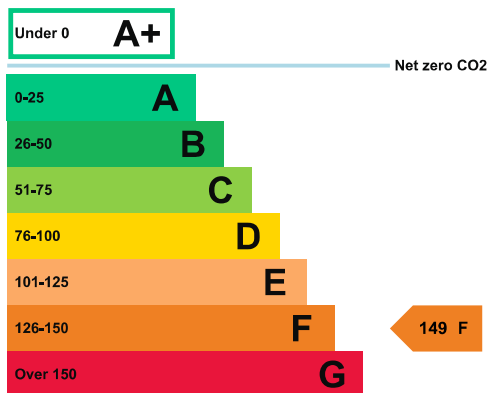
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F.

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

30 B

If typical of the existing stock

87 D

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 ₂ /m ² per year)	153.04
Primary energy use (kWh/m ² per year)	905

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0270-8926-0488-8700-5030\)](/energy-certificate/0270-8926-0488-8700-5030).

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	Garry Kitching
Telephone	07980 167335
Email	info@envirocheckassessors.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/001651
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Enviro-Check
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 March 2018
Date of certificate	2 April 2018
