

# Energy performance certificate (EPC)

20 Broad Street WELSHPOOL SY21 7SH	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>28 March 2033</b> <hr/> Certificate number: <b>9867-0654-1461-9747-6240</b>
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Property type Retail/Financial and Professional Services

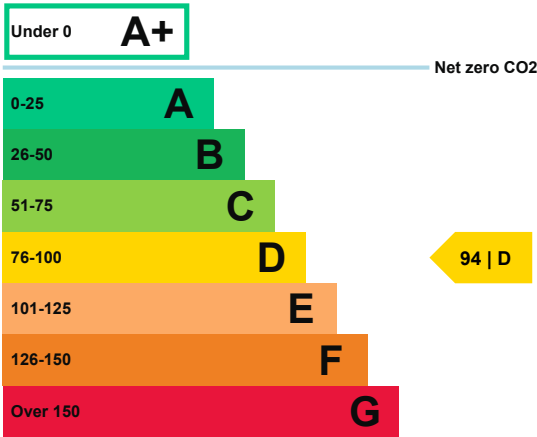
Total floor area 234 square metres

## 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 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 17 | A

If typical of the existing stock 77 | D

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

## 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)	24.98
Primary energy use (kWh/m <sup>2</sup> per year)	267

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1804-4825-0587-4943-9511\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Sebastian Ingham
Telephone	07817728156
Email	<a href="mailto:sebastian@idea-ingham.co.uk">sebastian@idea-ingham.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/022597
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	IDEA Ingham Energy Ltd.
Employer address	Bank House, Longden, Shrewsbury, SY5 8ES
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 October 2022
Date of certificate	29 March 2023

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