

## Energy performance certificate (EPC)

46 High Street Dawley TELFORD TF4 2EX	Energy rating <b>C</b>	Valid until: <b>19 February 2033</b>
		Certificate number: <b>6730-0868-5009-8069-7767</b>

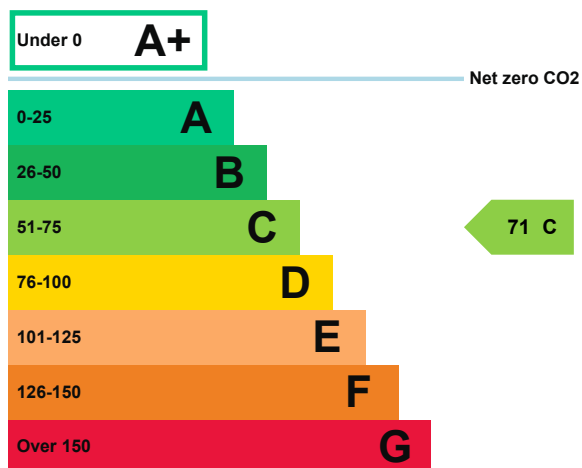
Property type	Retail/Financial and Professional Services
Total floor area	112 square metres

### 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 C.



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

4 A

If typical of the existing stock

16 A

## 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)	30.49
Primary energy use (kWh/m <sup>2</sup> per year)	319

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6570-4993-5376-2766-0488\)](/energy-certificate/6570-4993-5376-2766-0488).

## 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	Katharine Davenport
Telephone	07850437340
Email	<a href="mailto:kathydav@blueyonder.co.uk">kathydav@blueyonder.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/007797
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Talk Green Ltd
Employer address	Toll Bar House 1 Derby Road Ilkeston DE7 5FH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 February 2023
Date of certificate	20 February 2023