

# Energy performance certificate (EPC)

First Floor 83-85 High Street CHEADLE SK8 1AA	Energy rating <b>D</b>	Valid until: <b>18 February 2033</b> <hr/> Certificate number: <b>5742-0314-1844-3691-3231</b>
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Property type **Offices and Workshop Businesses**

Total floor area **128 square metres**

## Rules on letting this property

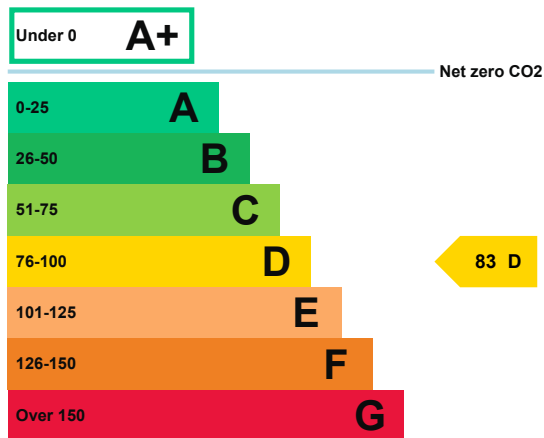
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current 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



26 B

If typical of the existing stock



104 E

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## 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<sub>2</sub>/m<sup>2</sup> per year)

21.87

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

161

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0875-1284-4581-4809-6461\)](#).

## 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	Phil Ormesher
Telephone	07814 008403
Email	<a href="mailto:phil@propertyinspectionlimited.co.uk">phil@propertyinspectionlimited.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/006981
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Property Inspection Limited
Employer address	7 Brooklyn Drive, Lymm, Cheshire, WA13 9DN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 February 2023
Date of certificate	19 February 2023

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