

Energy performance certificate (EPC)

42 Station Road
SWANAGE
BH19 1AF

Energy rating

C

Valid until:

2 August 2033

Certificate number:

0983-7414-6133-4294-3409

Property type

Retail/Financial and Professional Services

Total floor area

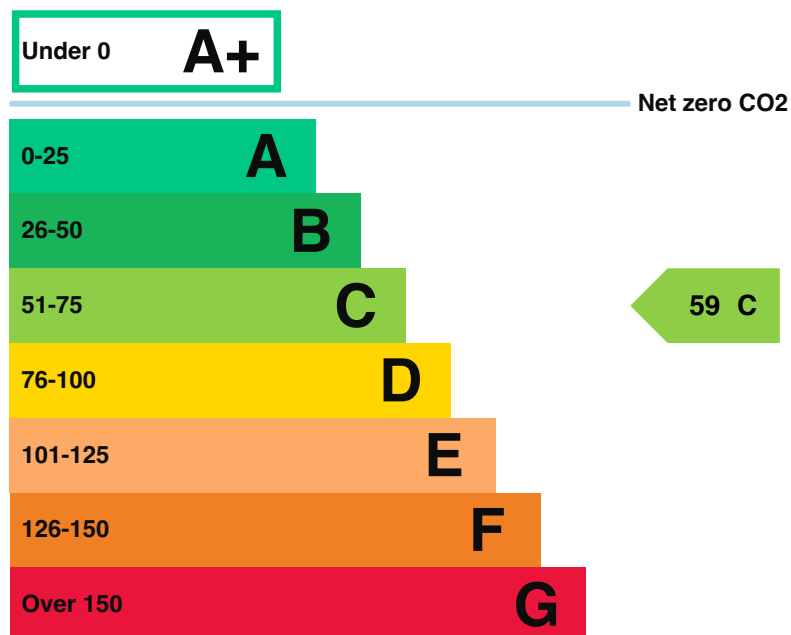
30 square metres

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 | 11 A |
| If typical of the existing stock | 44 B |

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 (kgCO2/m2 per year) | 24.05 |
| Primary energy use (kWh/m2 per year) | 252 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0356-7205-0486-5635-0502\)](/energy-certificate/0356-7205-0486-5635-0502).

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 | Hyman Mark Glazer |
| Telephone | 01202 759 780 |
| Email | mark_glazer@yahoo.co.uk |

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/015316 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Mark Glazer Chartered Surveyor |
| Employer address | 38 Alyth Road Bournemouth BH3 7DG |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 3 August 2023 |
| Date of certificate | 3 August 2023 |
