

# Energy performance certificate (EPC)

38 Town Hall Street  
SOWERBY BRIDGE  
HX6 2EA

Energy rating

C

Valid until: 3 May 2033

Certificate number: 1810-5453-4527-5525-7381

## Property type

Retail/Financial and Professional Services

## Total floor area

57 square metres

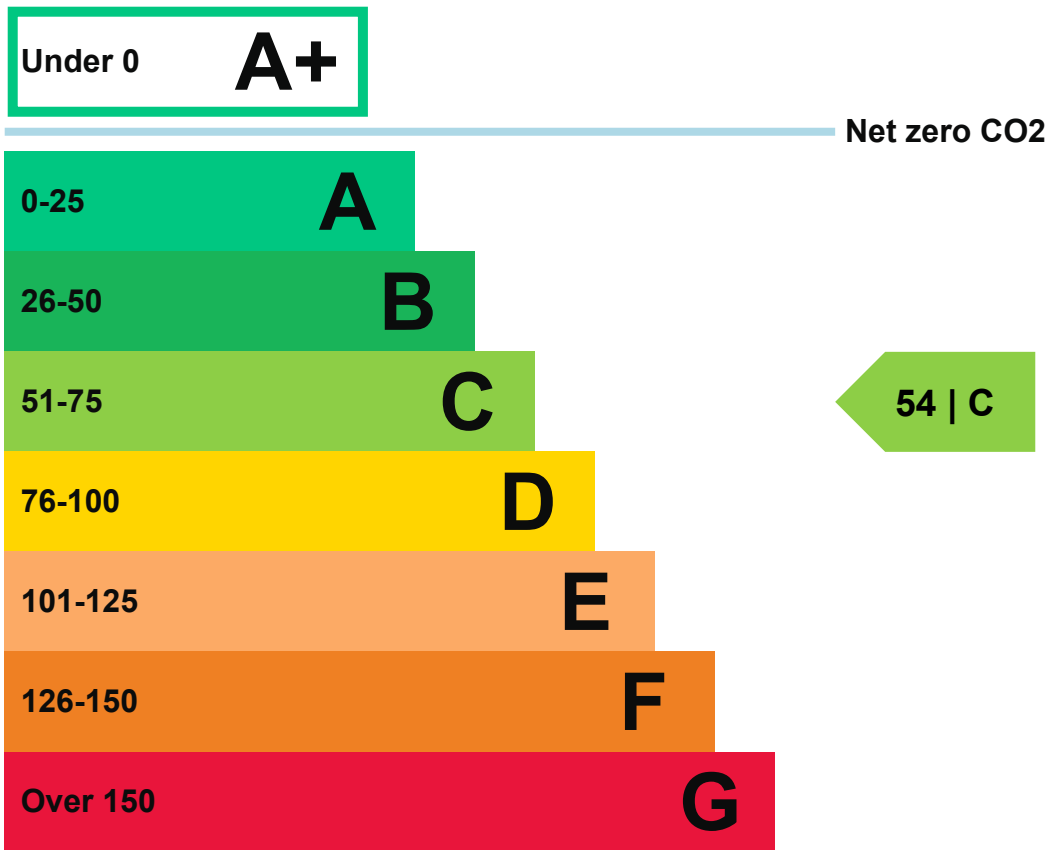
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C.



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

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

8 | A

If typical of the existing stock

32 | B

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

20.85

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

218

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► [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1677-0918-0874-3428-7976\)](/energy-certificate/1677-0918-0874-3428-7976).

## 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

Ian Broadbent

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### Telephone

07899848855

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### Email

[ian@clariuseco.com](mailto:ian@clariuseco.com)

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO001776

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**Telephone**

0330 124 9660

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**Email**

[certification@stroma.com](mailto:certification@stroma.com)

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**Assessment details**

**Employer**

www.clariuseco.com

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**Employer address**

1 Parkways Court , Oulton, Leeds LS26 8TR

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

4 May 2023

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**Date of certificate**

4 May 2023

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.