

# Energy performance certificate (EPC)

12 Marble Place  
SOUTHPORT  
PR8 1DF

Energy rating

**D**

Valid until: **20 December 2032**

Certificate number: **4920-2787-8014-1981-1786**

Property type **Retail/Financial and Professional Services**

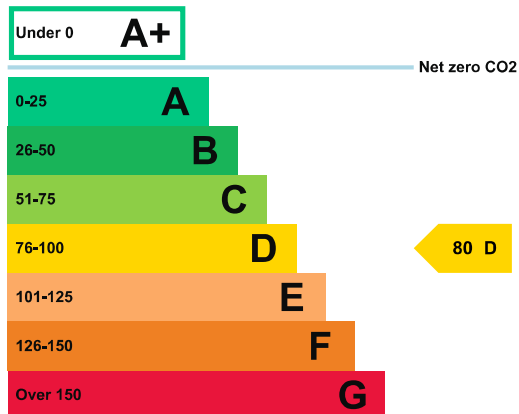
Total floor area **214 square metres**

## 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 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

**11 A**

If typical of the existing stock

**42 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	13.57
Primary energy use (kWh/m <sup>2</sup> per year)	144

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0923-1158-5535-4560-4912\)](/energy-certificate/0923-1158-5535-4560-4912).

---

## 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	Paul Swanton
Telephone	07775 667743
Email	<a href="mailto:info@braithwaiteenergy.co.uk">info@braithwaiteenergy.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/019732
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Braithwaite Energy
Employer address	Kemp House, 152 City Road , London, EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 October 2022
Date of certificate	21 December 2022

---