

# Energy performance certificate (EPC)

46a Union Street  
WEDNESBURY  
WS10 7HB

Energy rating

**C**

Valid until:

**8 July 2035**

Certificate number:

**1431-2337-5175-9222-7689**

Property type

Retail/Financial and Professional Services

Total floor area

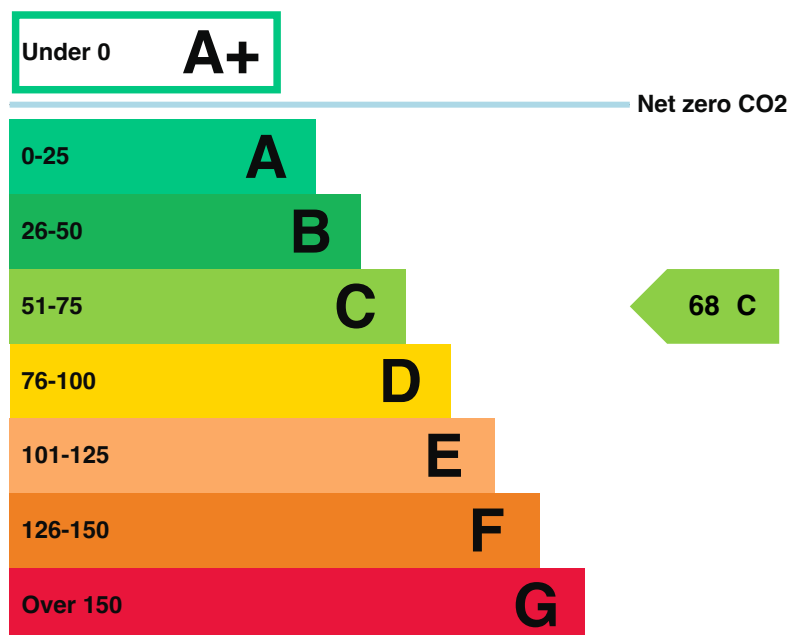
52 square metres

## 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	0 A
If typical of the existing stock	63 C

## 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)	11.99
Primary energy use (kWh/m2 per year)	124

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9792-6861-1967-7376-5705\)](/energy-certificate/9792-6861-1967-7376-5705).

## 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	Avtar Sandhu
Telephone	07803 909109
Email	<a href="mailto:sandhu@blueyonder.co.uk">sandhu@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/008325
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Simple Green Surveys
Employer address	Oxfordshire
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 July 2025
Date of certificate	9 July 2025

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