

Energy performance certificate (EPC)

1 Lytham Road PRESTON PR2 8JE	Energy rating C	Valid until: 28 October 2035
		Certificate number: 4653-0215-4624-1066-3310

Property type Retail/Financial and Professional Services

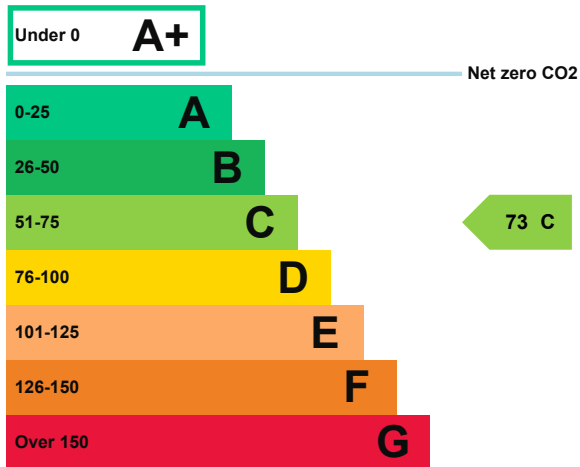
Total floor area 176 square metres

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

16 A

If typical of the existing stock

63 C

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 ₂ /m ² per year)	33.63
Primary energy use (kWh/m ² per year)	222

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7773-9993-9531-7148-1294\)](/energy-certificate/7773-9993-9531-7148-1294).

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	John Maddock
Telephone	07756 556 889
Email	john@e-missionltd.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/024346
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	E-mission Limited
Employer address	22 The Ferns Walton Park Preston PR5 5QT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 October 2025
Date of certificate	29 October 2025