

## Energy performance certificate (EPC)

507 West Derby Road  
Liverpool  
L6 4BW

Energy rating

**D**

Valid until:

**7 November 2032**

Certificate number:

**2586-9233-6431-6471-8804**

Property type

Retail/Financial and Professional Services

Total floor area

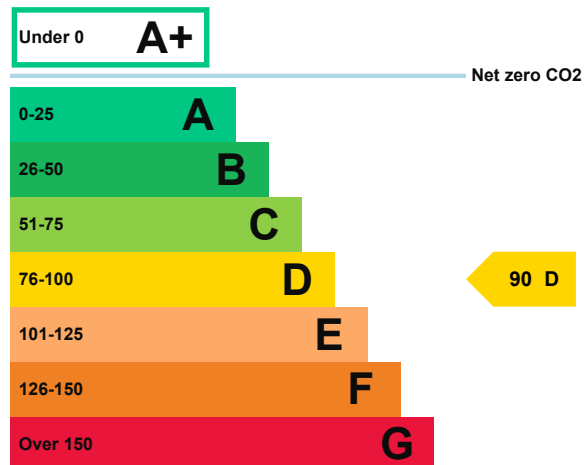
128 square metres

### 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

**23 A**

If typical of the existing stock

**91 D**

## 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 <sub>2</sub> /m <sup>2</sup> per year)	22.16
Primary energy use (kWh/m <sup>2</sup> per year)	148

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8235-6125-2834-5707-1114\)](#).

## 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	Dean Ware
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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002903
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Dean Alexander Energy Consultants Limited
Employer address	Office B12B, Business First Centre, 23 Goodlass Road, L24 9HJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 November 2022
Date of certificate	8 November 2022