

Energy performance certificate (EPC)

1-3 King Lane
CLITHEROE
BB7 1AA

Energy rating

D

Valid until: **10 March 2025**

Certificate number: **0191-0373-2030-5500-8503**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

691 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.

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

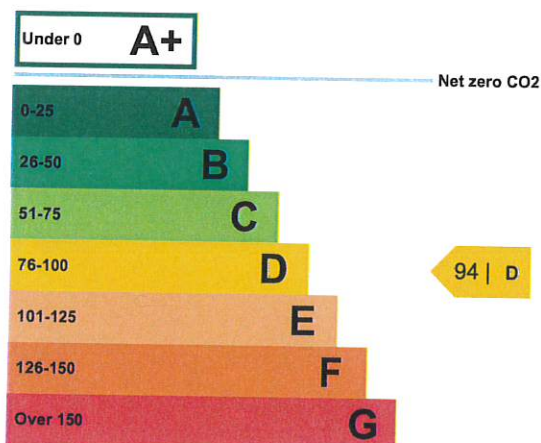
Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

64 | C



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

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 4 |
| Building emission rate (kgCO ₂ /m ² per year) | 105.33 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0070-8951-0425-3500-3014\)](/energy-certificate/0070-8951-0425-3500-3014).

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 | Wayne Slater |
| Telephone | 07985 375294 |
| Email | w_slater@sky.com |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | NHER |
| Assessor ID | NHER005276 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|---|
| Employer | North West EPC |
| Employer address | 19, Lower Barn Street, Darwen BB3 2HQ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 5 March 2015 |
| Date of certificate | 11 March 2015 |
