

# Energy performance certificate (EPC)

26 Wellowgate  
GRIMSBY  
DN32 0RA

Energy rating

**D**

Valid until:

**27 July 2027**

Certificate number:

**0497-2038-5130-6600-9303**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

74 square metres

## Rules on letting this property

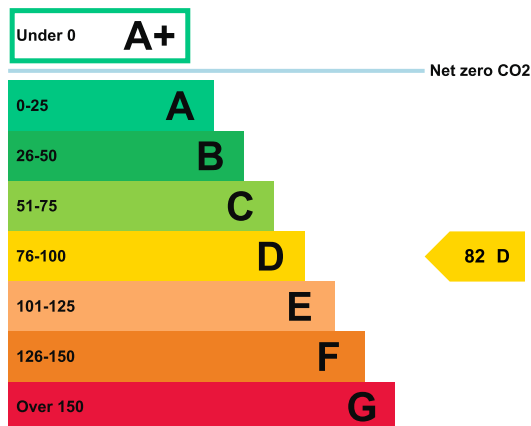
Properties can be let if they have an energy rating from A+ to E.

## 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

**68 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 <sub>2</sub> /m <sup>2</sup> per year)	124.46
Primary energy use (kWh/m <sup>2</sup> per year)	734

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0230-9964-0453-8610-0074\)](/energy-certificate/0230-9964-0453-8610-0074).

## 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	Matt Penrose
Telephone	01482 648888
Email	<a href="mailto:matt.penrose@pph-commercial.co.uk">matt.penrose@pph-commercial.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/007982
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	PPH Commercial
Employer address	The Hesslewood Estate, Ferriby Road, Hessle, HU13 0LG
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Date of assessment	26 July 2017
Date of certificate	28 July 2017