

# Energy performance certificate (EPC)

|                                        |                           |                                            |                          |
|----------------------------------------|---------------------------|--------------------------------------------|--------------------------|
| 1a Main Street<br>EGREMONT<br>CA22 2DJ | Energy rating<br><b>B</b> | Valid until:                               | 17 May 2033              |
|                                        |                           | Certificate number:                        | 2984-3424-5577-1395-5622 |
| Property type                          |                           | Retail/Financial and Professional Services |                          |
| Total floor area                       |                           | 73 square metres                           |                          |

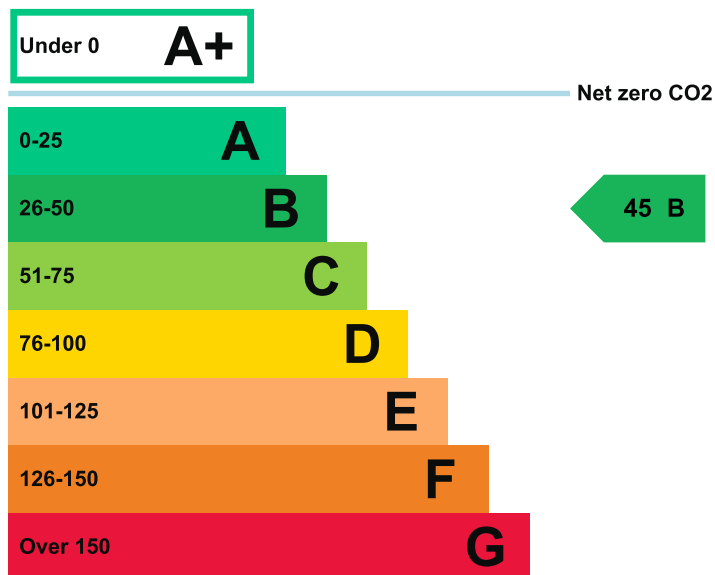
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B.



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

8 A

If typical of the existing stock

33 B

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 19.96                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 207                             |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2710-5344-6940-8195-8577\)](#).

## 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 | Andrew Dugdale                                         |
| Telephone       | 07495470554                                            |
| Email           | <a href="mailto:hello@a2gepc.com">hello@a2gepc.com</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/025523                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                  |  |
|------------------|--|
| Employer         |  |
| Employer address |  |

|                               |                                                           |
|-------------------------------|-----------------------------------------------------------|
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property. |
| <b>Date of assessment</b>     | 16 May 2023                                               |
| <b>Date of certificate</b>    | 18 May 2023                                               |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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