

## Energy performance certificate (EPC)

48-50 Wellington Street  
GRIMSBY  
DN32 7DZ

Energy rating

**D**

Valid until:

**24 September 2035**

Certificate number:

**9340-3567-1835-5075-3185**

Property type

Retail/Financial and Professional Services

Total floor area

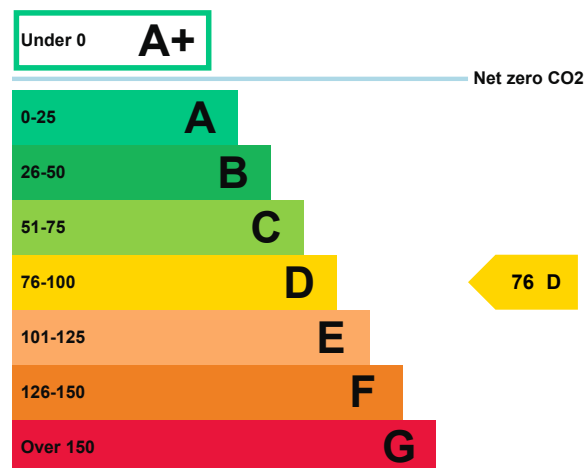
196 square metres

### 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

**11 A**

If typical of the existing stock

**42 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)	25.77
Primary energy use (kWh/m <sup>2</sup> per year)	271

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0773-9933-3483-8248-6628\)](/energy-certificate/0773-9933-3483-8248-6628).

## 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	Garmesh Chand
Telephone	07808927248
Email	<a href="mailto:garmeshchand@hotmail.com">garmeshchand@hotmail.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	ECMK
Assessor's ID	ECMK301447
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Employer	GC Reports Ltd
Employer address	Britannia House High Street Scunthorpe DN15 6EA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 September 2025
Date of certificate	25 September 2025