

Energy performance certificate (EPC)

242, Rake Lane
WALLASEY
CH45 1JR

Energy rating

D

Valid until:

11 November 2029

Certificate number:

0795-9793-4230-9890-2103

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	57 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A vertical line marks the 'Net zero CO2' point. The property's rating of 89 D is highlighted with a yellow arrow pointing to the D band (76-100).

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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	29 B
If typical of the existing stock	84 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0795-9793-4230-9890-2103?print=true>

1/2

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 ₂ /m ² per year)	127.16
Primary energy use (kWh/m ² per year)	752

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9990-2987-0441-3920-7054\)](/energy-certificate/9990-2987-0441-3920-7054).

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	Michael Jones
Telephone	0151 214 1420
Email	mike.jones.4972@gmail.com

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/019550
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Dual Home Inspectors
Employer address	399 Old Chester Road, Birkenhead, CH42 2DU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 November 2019
Date of certificate	12 November 2019