

# Energy performance certificate (EPC)

107 Station Road Hadfield GLOSSOP SK13 1AA	Energy rating  <b>C</b>	Valid until: <b>24 June 2035</b>
		Certificate number: <b>1828-2246- 0631-7823- 1918</b>

Property type	Retail/Financial and Professional Services
Total floor area	63 square metres

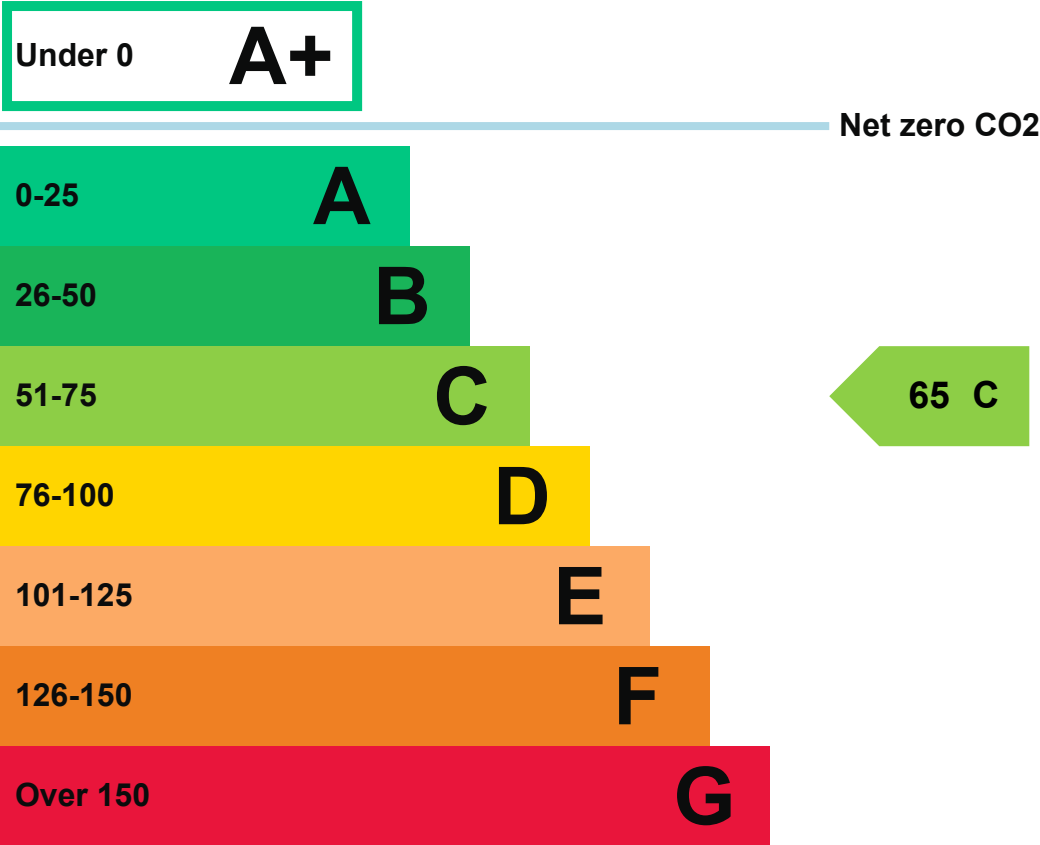
## Rules on letting this property

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 C.



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	10 A
If typical of the existing stock	38 B

# Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	19.75
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	207

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5097-2128-4786-3709-3589\)](/energy-certificate/5097-2128-4786-3709-3589).

## 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.

<b>Assessor's name</b>	William White
<b>Telephone</b>	03333 445 504
<b>Email</b>	<a href="mailto:william@future-building.co.uk">william@future-building.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/015575
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Employer	Future Building Ltd
Employer address	Jactin House 24 Hood St Ancoats Manchester M4 6WX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 June 2025
Date of certificate	25 June 2025

## 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).

Certificate number	<a href="#">0920-8953-0355-4960-5014 (/energy-certificate/0920-8953-0355-4960-5014)</a>
Expired on	17 February 2025



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