

Energy performance certificate (EPC)

Unit Rear Of -
34 Molesworth Street
Wadebridge
PL27 7DP

Energy rating

E

Valid until: **24 May 2033**

Certificate number: **4077-4948-3669-1957-2576**

Property type

Retail/Financial and Professional Services

Total floor area

46 square metres

Rules on letting this property

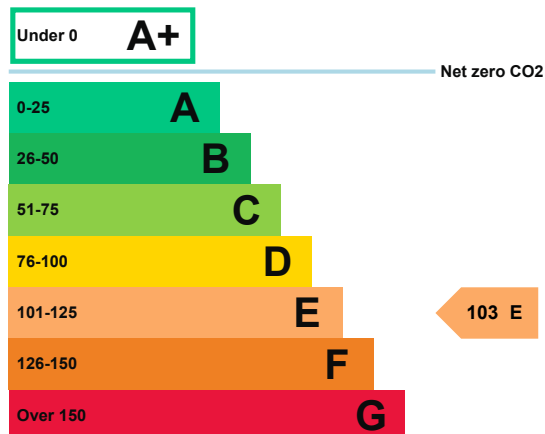
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is E.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

5 A

If typical of the existing stock

18 A

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 (kgCO₂/m² per year)

64.27

Primary energy use (kWh/m² per year)

683

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2147-8647-0529-3084-6663\)](#).

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	Mark Rees
Telephone	01872277666
Email	mark@epsw.uk

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/012665
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Performance SW Ltd
Employer address	18 St Clements Terrace, Truro, Cornwall TR1 1HN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 May 2023
Date of certificate	25 May 2023
