

Energy performance certificate (EPC)

Hemsley Fraser Group Ltd
St. James Court
74-94 Fore Street
SALTASH
PL12 6JW

Energy rating

B

Valid until: **9 January 2034**

Certificate number: **9745-2783-9309-5507-1719**

Property type	Offices and Workshop Businesses
Total floor area	703 square metres

Rules on letting this property

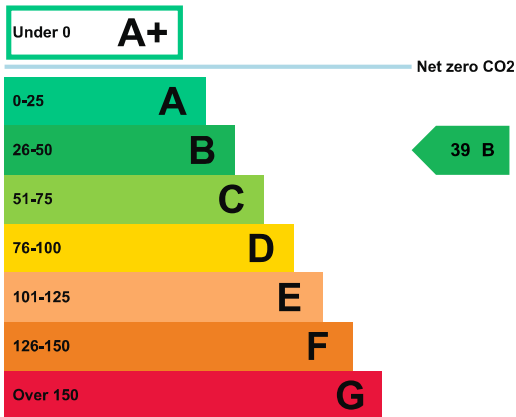
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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

16 A

If typical of the existing stock

62 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	13.47
Primary energy use (kWh/m ² per year)	104

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6613-9735-4775-4818-3645\)](/energy-certificate/6613-9735-4775-4818-3645).

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	Philip Aston
Telephone	07966298014
Email	phil@astonenergysw.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/028138
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Aston Energy South West
Employer address	31 Dean Hill, Plymouth, Devon, PL9 9AF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 January 2024
Date of certificate	10 January 2024
