

Energy performance certificate (EPC)

3 St. Sampsons Square
YORK
YO1 8RL

Energy rating

G

Valid until: 28 February 2023

Certificate number: 9418-3032-0771-0800-2425

Property type A1/A2 Retail and Financial/Professional services

Total floor area 415 square metres

Rules on letting this property

! You may not be able to let this property.

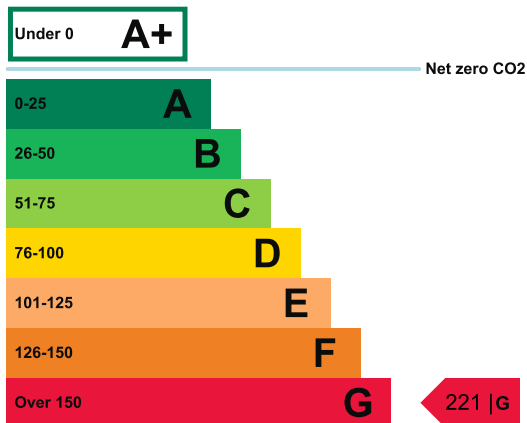
This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.



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 35 | B

If typical of the existing stock 93 | D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	173.6

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0240-0847-1719-8322-4006\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Bryan Wood
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Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO000546
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Future Energy Surveys Ltd
Employer address	Clifford Chambers, 4 Clifford Street, York YO1 9RD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 February 2013
Date of certificate	1 March 2013