

# Energy performance certificate (EPC)

2 Brook Street  
WREXHAM  
LL13 7LL

Energy rating

C

Valid until:

29 April 2034

Certificate number:

7489-7780-5464-6744-5646

Property type

Retail/Financial and Professional Services

Total floor area

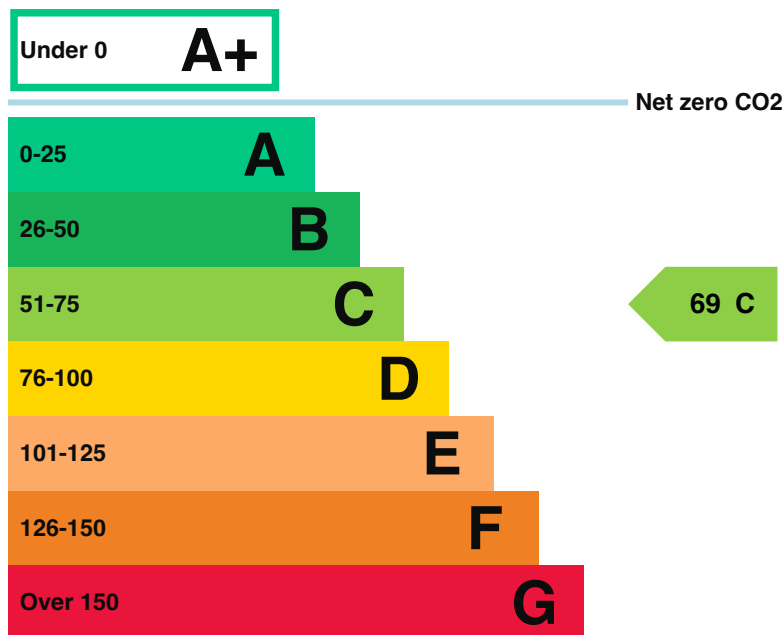
35 square metres

## 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 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

3 A

If typical of the existing stock

12 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 21.58                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 228                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4393-1047-4722-2413-9923\)](#).

## 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 | Jacinta Walton   |
| Telephone       | 07791529405  |
| Email           | <a href="mailto:jacinta@idea-ingham.co.uk">jacinta@idea-ingham.co.uk</a> |

### 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/022049   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | IDEA Ingham Energy Ltd                                    |
| Employer address       | Bank House, Longden, Shrewsbury, Shropshire, SY5 8ES      |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 17 April 2024   |
| Date of certificate    | 30 April 2024   |