

Energy performance certificate (EPC)

30-32 CHESTER STREET WREXHAM LL13 8TJ	Energy rating	Valid until:	8 October 2030
	C	Certificate number:	6814-4538-5492-6532-4930

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	231 square metres

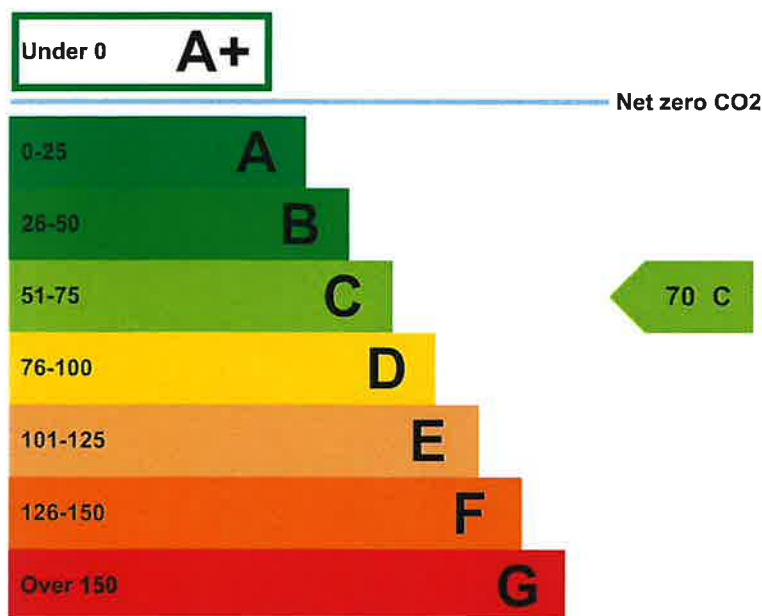
Rules on letting this property

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

24 A

If typical of the existing stock

80 D

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)	64.84
Primary energy use (kWh/m ² per year)	380

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8333-7734-9604-9271-9044\)](#).

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	Stephen Allen
Telephone	07806 935 494
Email	steve.allen.nrg@outlook.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/007969
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NRG Surveyors Ltd
Employer address	19 Clarence Avenue, Chester CH3 5JP

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 October 2020
Date of certificate	9 October 2020

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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Energy performance certificate (EPC) recommendation report

30-32 CHESTER STREET
WREXHAM
LL13 8TJ

Report number
8333-7734-9604-9271-9044

Valid until
8 October 2030

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6814-4538-5492-6532-4930\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

Add optimum start/stop to the heating system.

Potential impact on carbon emissions

Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation

Add weather compensation controls to heating system.

Potential impact on carbon emissions

Medium

Add local time control to heating system.

Low

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Medium

Changes that may pay for themselves in over 7 years

Recommendation

Consider installing an air source heat pump.

High

Consider installing a ground source heat pump.

High

Consider installing building mounted wind turbine(s).

Low

Consider installing solar water heating.

Low

Consider installing PV.

Low

Property and report details

Report issued on

9 October 2020

Total useful floor area

231 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Stephen Allen
Telephone	07806 935 494
Email	steve.allen.nrg@outlook.com
Employer's name	NRG Surveyors Ltd
Employer's address	19 Clarence Avenue, Chester CH3 5JP
Assessor ID	EES/007969
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

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