

Energy performance certificate (EPC)

3 Anderton Street
MORECAMBE
LA4 5DA

Energy rating

B

Valid until:

4 October 2035

Certificate number:

5081-7026-2441-8308-4615

Property type

Retail/Financial and Professional Services

Total floor area

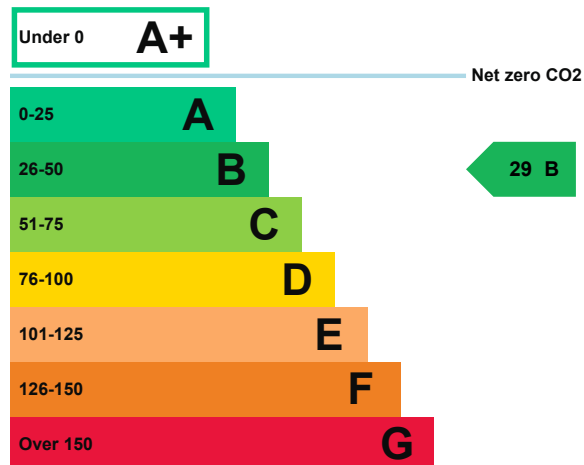
72 square metres

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

14 A

If typical of the existing stock

58 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	9.19
Primary energy use (kWh/m ² per year)	100

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8325-2787-5604-8550-1712\)](/energy-certificate/8325-2787-5604-8550-1712).

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	Peter Wiltshire
Telephone	07710761350
Email	peter.wiltshire1@btinternet.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/015696
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	North West Energy Consulting
Employer address	17a Hatlex Drive, Lancaster, LA2 6HA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 October 2025
Date of certificate	5 October 2025