

# Energy performance certificate (EPC)

|  |   |  |
|--|---|--|
| 246 High Street<br>CONNAHS QUAY<br>CH5 4DH | Energy rating   | Valid until: 16 July 2034                    |
|  | <b>D</b>  | Certificate number: 2767-3909-4784-1628-0136 |
| Property type                              | Restaurants and Cafes/Drinking Establishments/Takeaways |  |
| Total floor area                           | 91 square metres  |  |

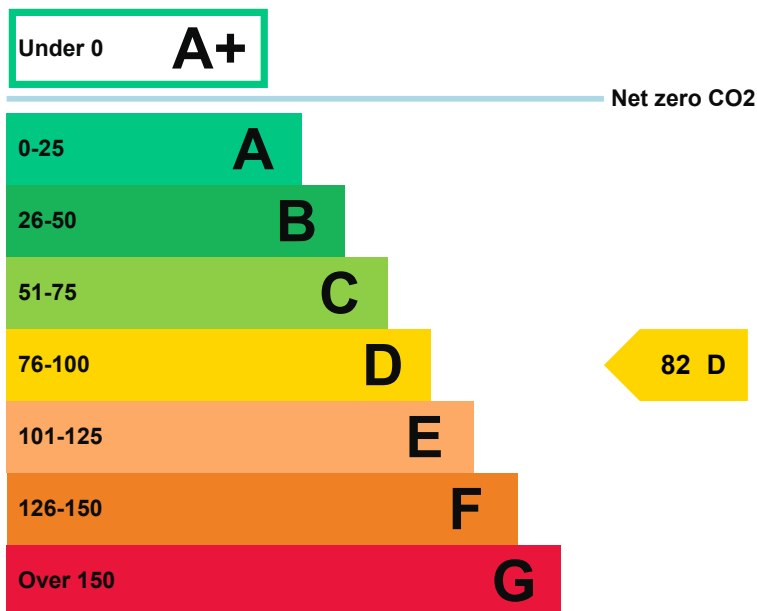
## Rules on letting this property

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 D.



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

25 A

If typical of the existing stock

113 E

## 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 <sub>2</sub> /m <sup>2</sup> per year) | 38.63                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 260                             |

▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1647-4835-5063-1484-9805\)](#).

## 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 | Ioan Jones   |
| Telephone       | 07712 235191   |
| Email           | <a href="mailto:ioan@castleepc.co.uk">ioan@castleepc.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/011777   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                  |  |
|------------------|--|
| Employer         | Castle EPC                                 |
| Employer address | 2 Alyndale, Hope, Wrexham, Clwyd, LL12 9NE |

|                               |   |
|-------------------------------|---|
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property. |
| <b>Date of assessment</b>     | 15 July 2024  |
| <b>Date of certificate</b>    | 17 July 2024  |

## 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](mailto: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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