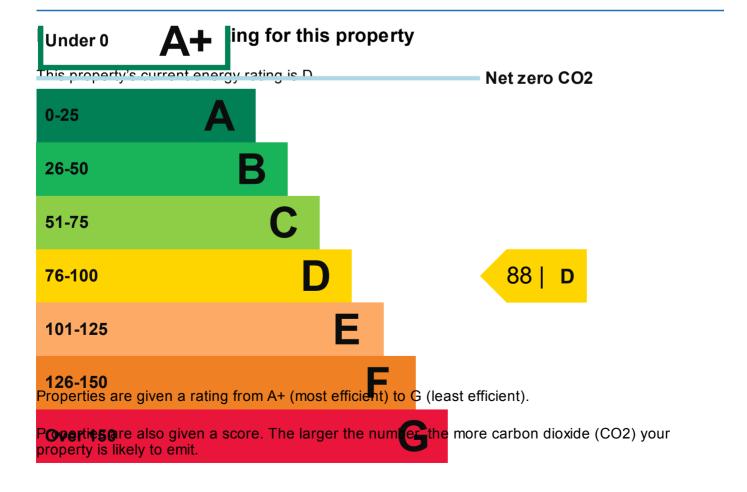


Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or 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.



How this property compares to others

Properties similar to this one could have ratings:

35 | B

If typical of the existing stock

If newly built

102 | 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 (kgCO2/m2 per year)	186.93
Primary energy use (kWh/m2 per year)	1089

Recommendation report

Guidance on improving the energy performance of this property can be found in the <u>recommendation</u> <u>report (/energy-certificate/3876-0866-3431-0645-2550)</u>.

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 lan Bonham Telephone 07946547367

Email <u>ian@bonhamepcs.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO001796
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

Assessment details

Employer Greenleaf Commercial Ltd

Employer address Brook House, Middleton Tyas, Richmond. DL10

6RP

Assessor's declaration The assessor is not related to the owner of the

property.

Date of assessment 31 January 2022 Date of certificate 3 February 2022