

Energy performance certificate (EPC)

58 Molesworth Street
WADEBRIDGE
PL27 7DR

Energy rating

E

Valid until: 22 March 2033

Certificate number: 6305-0834-0127-2898-9920

Property type Retail/Financial and Professional Services

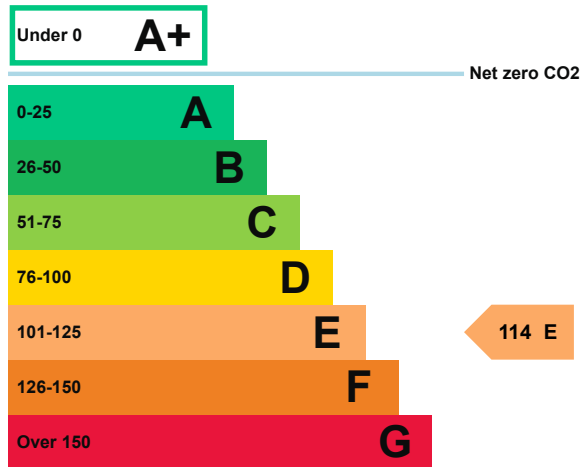
Total floor area 78 square metres

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 E.



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

13 A

If typical of the existing stock

52 C

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)	65.32
Primary energy use (kWh/m ² per year)	454

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4513-9010-3873-7994-7127\)](/energy-certificate/4513-9010-3873-7994-7127).

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	Matthew Morris
Telephone	07738739216
Email	epc@eastrose.co.uk

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/009021
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EAST ROSE ENERGY ASSESSMENTS LTD
Employer address	East Rose PL30 4NL Email: epc@eastrose.co.uk Tel: 07738739216
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 March 2023
Date of certificate	23 March 2023