

Energy performance certificate (EPC)

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| 31 Commercial Road SWANAGE BH19 1DF | Energy rating | Valid until: 13 August 2033 |
| | D | Certificate number: 9682-7264-9658-0033-6131 |

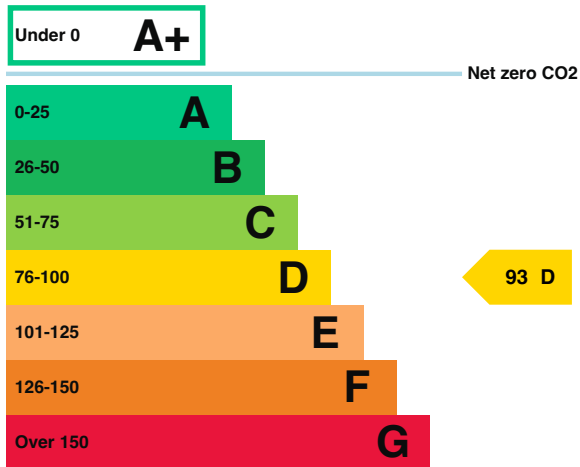
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| Property type | Retail/Financial and Professional Services |
| Total floor area | 18 square metres |

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 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

6 A

If typical of the existing stock

22 A

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 44.71 |
| Primary energy use (kWh/m ² per year) | 461 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6780-2435-2647-0334-9638\)](/energy-certificate/6780-2435-2647-0334-9638).

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.

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|-----------------|--|
| Assessor's name | Hyman Mark Glazer |
| Telephone | 01202 759 780 |
| Email | mark_glazer@yahoo.co.uk |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/015316 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Mark Glazer Chartered Surveyor |
| Employer address | 38 Alyth Road Bournemouth BH3 7DG |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 14 August 2023 |
| Date of certificate | 14 August 2023 |