Energy performance certificate (EPC)

GROUND FLOOR 21-23 Town Hall Street SOWERBY BRIDGE HX6 2EA	Energy rating **D**	Valid until:	**10 October 2028**
		Certificate number:	**0641-0938-5639-2121-5002**

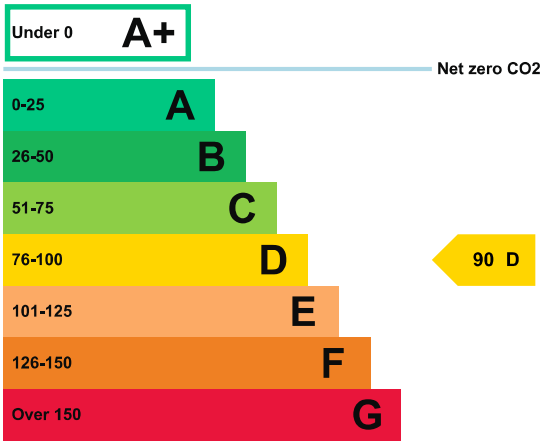
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	182 square metres

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	26 B
If typical of the existing stock	75 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 (kgCO2/m2 per year)	86.91
Primary energy use (kWh/m2 per year)	509

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0592-2915-3140-6600-4813).

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	Philip Nicholas Smith
Telephone	07967 201 805
Email	nick_smith13@hotmail.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/015458
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Nicholas Smith
Employer address	25, Oakleigh View Baildon. Bradford. BD17 5TP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 September 2018
Date of certificate	11 October 2018