Energy performance certificate (EPC)

13-13a Burnley Road East Waterford Rossendale BB4 9AG	Energy rating **E**	Valid until: **29 August 2032** Certificate number: **2216-2510-1292-0970-4956**

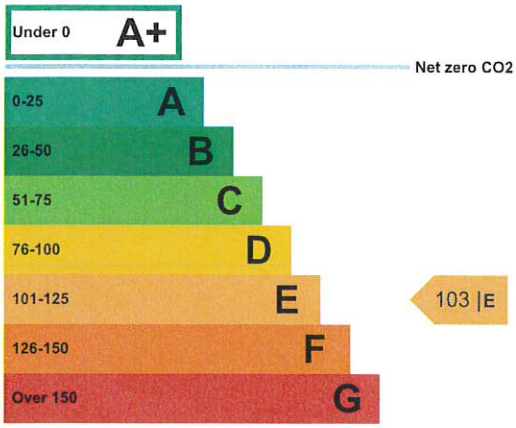
Property type	Retail/Financial and Professional Services
Total floor area	538 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 17 | A

If typical of the existing stock: 68 | C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	34.71
Primary energy use (kWh/m2 per year)	234

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8513-9716-3648-3259-7420).

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	Gregory Broadbent
Telephone	07812125787
Email	g.broadbent@gesltd.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/022286
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Godfreys Estate Services LTD
Employer address	3 Snake Lane, Duffield, DE56 4FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 August 2022
Date of certificate	30 August 2022