

# Energy performance certificate (EPC)

3b, Priory Street  
WREXHAM  
LL11 1SU

Energy rating

**B**

Valid until: **8 September 2030**

Certificate number: **2762-3041-0305-0900-7101**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

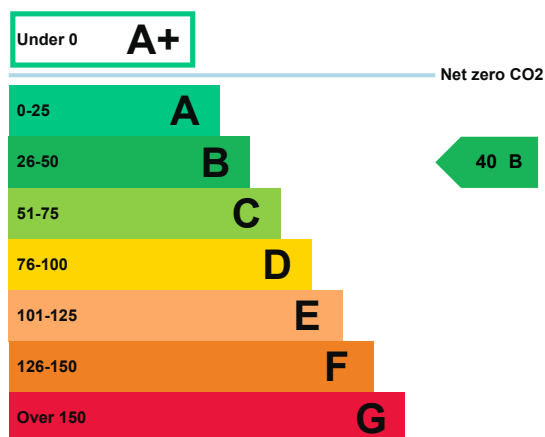
460 square metres

## 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 B.



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

27 B

If typical of the existing stock

80 D

## Breakdown of this property’s energy performance

|                                            |                           |
|--------------------------------------------|---------------------------|
| Main heating fuel                          | Grid Supplied Electricity |
| Building environment                       | Air Conditioning          |
| Assessment level                           | 3                         |
| Building emission rate (kgCO2/m2 per year) | 65.84                     |
| Primary energy use (kWh/m2 per year)       | 389                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0770-0940-6352-2401-1002\)](/energy-certificate/0770-0940-6352-2401-1002).

## 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 | Alexander Smith                                                                                          |
| Telephone       | 07512 544830                                                                                             |
| Email           | <a href="mailto:a.smith@communityhealthpartnerships.co.uk">a.smith@communityhealthpartnerships.co.uk</a> |

### 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/018265                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                                       |
|------------------------|-----------------------------------------------------------------------|
| Employer               | Wensley & Lawz Ltd                                                    |
| Employer address       | National Westminster Building 116-118 Walsgrave Road Coventry CV2 4ED |
| Assessor's declaration | The assessor is not related to the owner of the property.             |
| Date of assessment     | 3 September 2020                                                      |
| Date of certificate    | 9 September 2020                                                      |

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