

Energy performance certificate (EPC)

20, Wharf Street
SOWERBY BRIDGE
HX6 2AE

Energy rating

F

Valid until:

10 August 2029

Certificate number:

0080-6981-0301-5830-4000

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

112 square metres

Rules on letting this property



You may not be able to let this property.

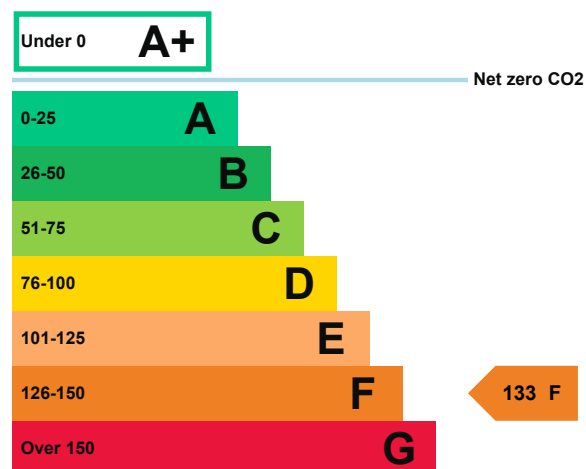
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.



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

24 A

If typical of the existing stock

71 C

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)	110.6
Primary energy use (kWh/m ² per year)	654

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9650-4038-0810-0400-8101\)](https://energy-certificate/9650-4038-0810-0400-8101).

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	James Roberts
Telephone	08000209526
Email	djsr@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	Stroma Certification Ltd
Assessor's ID	STRO029841
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Pennine EPC's
Employer address	8 New Road, Littleborough, OL15 8LX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 August 2019
Date of certificate	11 August 2019