

# Energy performance certificate (EPC)

Thyer House 31, Sadler Street WELLS BA5 2RR		Energy rating <b>D</b>	Valid until: 31 May 2033
			Certificate number: 5983-2474-2911-3152-8885
Property type		Retail/Financial and Professional Services	
Total floor area		173 square metres	

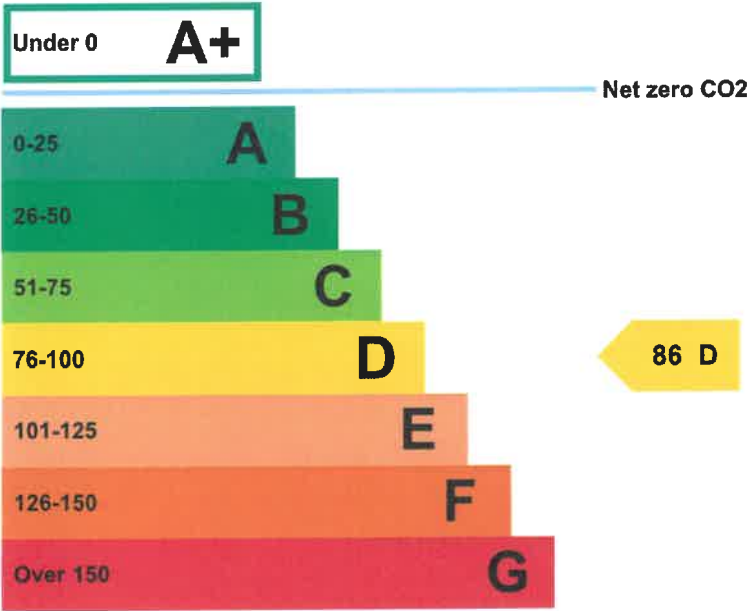
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## 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

20 A

If typical of the existing stock

79 D

## 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)	27.76
Primary energy use (kWh/m2 per year)	189

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3493-8002-4348-2783-2084\)](#).

## 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	Mark O'Shea
Telephone	01373 300227 07760 497315
Email	<a href="mailto:office@mlsenergy.co.uk">office@mlsenergy.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/019682
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EPC Choice Ltd (CB)
Employer address	43 East Street, Bromley, BR1 1QQ

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 May 2023
Date of certificate	1 June 2023

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<a href="#">0060-8993-0349-4870-6010 (/energy-certificate/0060-8993-0349-4870-6010)</a>
Expired on	8 June 2021

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### OGL

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