

Energy performance certificate (EPC)

FIRST AND SECOND FLOOR
74-78 St. Edward Street
LEEK
ST13 5DL

Energy rating

C

Valid until: **2 August 2033**

Certificate number: **2110-5337-5080-8662-5552**

Property type

Retail/Financial and Professional Services

Total floor area

164 square metres

Rules on letting this property

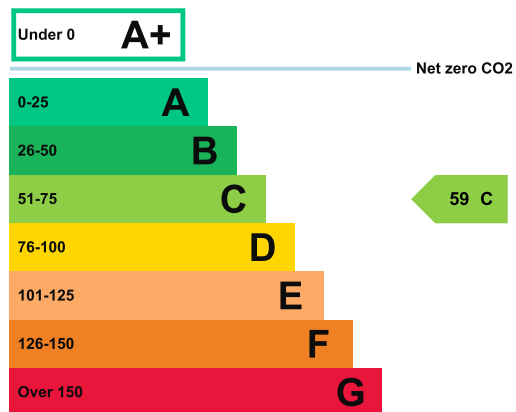
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

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

8 A

If typical of the existing stock

31 B

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 (kgCO₂/m² per year)

23.49

Primary energy use (kWh/m² per year)

245

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificates/3636-1960-5663-6725-2355\)](https://energy-certificates.service.gov.uk/energy-certificates/3636-1960-5663-6725-2355).

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	Kevin Schouten
Telephone	07758 519 534
Email	kevinschouten.dea@tiscali.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/007219
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC National
Employer address	Birch Mill, Unit 2c, Heywood Old Road, Heywood OL10 2QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 August 2023
Date of certificate	3 August 2023
