

Energy performance certificate (EPC)

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| 73 Somersby Road Woodthorpe NOTTINGHAM NG5 4LW | Energy rating | Valid until: 13 May 2033 |
| | B | Certificate number: 8184-2201-1380-9270-3499 |

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| Property type | Retail/Financial and Professional Services |
| Total floor area | 93 square metres |

Rules on letting this property

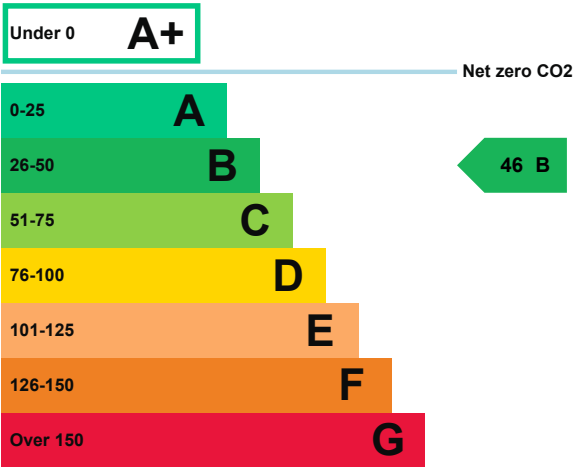
Properties can be let if they have an energy rating from A+ to E.

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 | 4 A |
| If typical of the existing stock | 17 A |

Breakdown of this property's energy performance

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|---|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 17.54 |
| Primary energy use (kWh/m ² per year) | 191 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2003-1065-6751-8989-3633\)](/energy-certificate/2003-1065-6751-8989-3633).

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.

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|-----------------|--|
| Assessor's name | Mark McGuinness |
| Telephone | 07590 024290 |
| Email | gallowbridge@btinternet.com |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/019665 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Gallowbridge Limited |
| Employer address | 63 Bowling Green Road, Stourbridge, DY8 3RZ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 2 May 2023 |
| Date of certificate | 14 May 2023 |