

Energy performance certificate (EPC)

9 Sudell Cross
BLACKBURN
BB1 7EB

Energy rating

E

Valid until:

24 January 2032

Certificate
number:

1397-4361-7161-6588-3468

Property type

A1/A2 Retail and Financial/Professional
services

Total floor area

132 square metres

Rules on letting this property

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

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

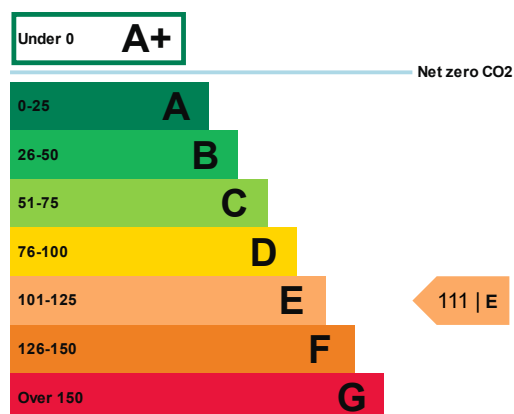
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.

efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



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

Properties are given a rating from A+ (most

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)	116.39
Primary energy use (kWh/m2 per year)	688

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2105-7465-6150-6693-8004\)](/energy-certificate/2105-7465-6150-6693-8004).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Paul Foster
Telephone	01772 378159
Email	paul@paulfoster.org.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019613
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Paul Foster & Co Ltd
Employer address	Office 1, First Floor, 74 Black Bull Lane, Fulwood, Preston PR2 3JY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 January 2022
Date of certificate	25 January 2022