

Energy performance certificate (EPC)

3 Inwell Street
BACUP
OL13 0AD

Energy rating

B

Valid until: **6 August 2033**

Certificate number: 3481-2267-6256-7387-2105

Property type	Retail/Financial and Professional Services
Total floor area	116 square metres

Rules on letting this property

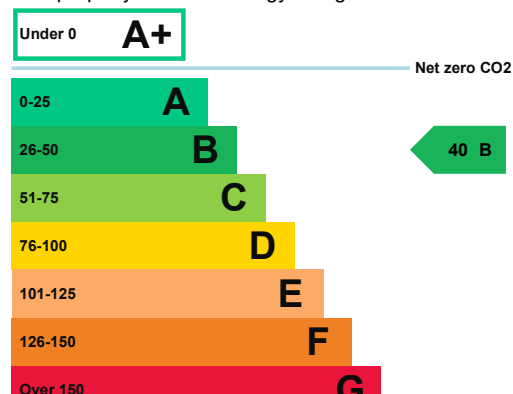
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

Properties get a rating from A+ (best) to G (worst) and a score.

This property's current energy rating is B.

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

34 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	23.78
Primary energy use (kWh/m ² per year)	255

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7909-2400-6469-5958-4091\)](#).

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	Richard Dixon
Telephone	07778617882
Email	richard@epc4commerce.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/007976
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC4 Commerce
Employer address	EPC 4 Commerce
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 August 2023
Date of certificate	7 August 2023
