

# Energy performance certificate (EPC)

15 Wellowgate  
GRIMSBY  
DN32 0RA

Energy rating

G

Valid until: 26 April 2028

Certificate number: 0240-7923-0388-3060-4014

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	149 square metres

## Rules on letting this property

**!** You may not be able to let this property.

This property has an energy rating of 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.

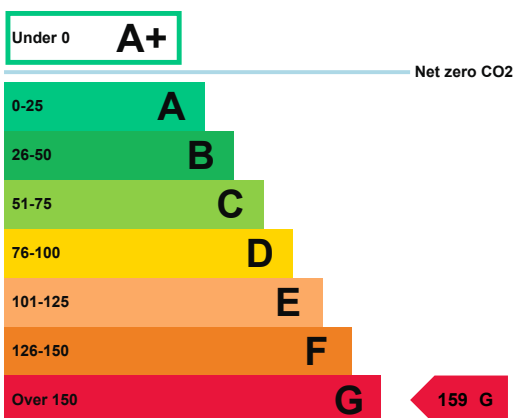
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

This property's energy rating is G.

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

25 A

If typical of the existing stock

73 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	190.17
Primary energy use (kWh/m <sup>2</sup> per year)	1122

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9731-4064-0288-0400-0325\)](/energy-certificate/9731-4064-0288-0400-0325).

## 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	Garmesh Chand
Telephone	07808927248
Email	<a href="mailto:garmeshchand@hotmail.com">garmeshchand@hotmail.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK301447
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Employer	GC Reports Ltd
Employer address	Sovereign House Arkwright Way Scunthorpe DN16 1AL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 April 2018
Date of certificate	27 April 2018

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