

Energy performance certificate (EPC)

1 Mellor Road
Cheadle Hulme
CHEADLE
SK8 5AT

Energy rating

G

Valid until: 31 August 2027

Certificate number: 0780-5939-0323-9950-7024

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

234 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.

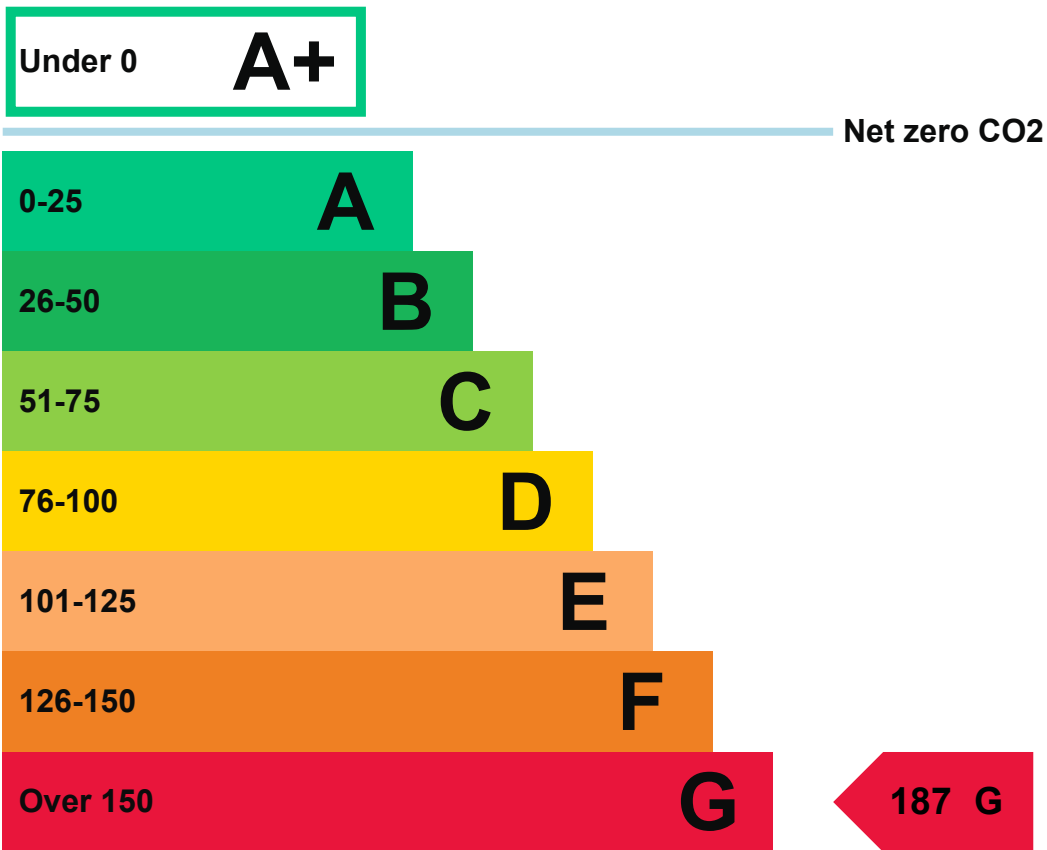
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 current 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



If typical of the existing stock



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)

89.92

Primary energy use (kWh/m² per year)

529

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9592-4058-0332-0700-9975\)](/energy-certificate/9592-4058-0332-0700-9975).

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

Phil Ormesher

Telephone

07814 008403

Email

phil@propertyinspectionlimited.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/006981

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Employer

Property Inspection Limited

Employer address

7 Brooklyn Drive, Lymm, Cheshire, WA13 9DN

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

31 August 2017

Date of certificate

1 September 2017

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.