

# Energy performance certificate (EPC)

59, High Street  
Bottesford  
NOTTINGHAM  
NG13 0AA

Energy rating

G

Valid until: 27 July 2028

Certificate number: 9302-3053-0187-0100-3725

Property type B1 Offices and Workshop businesses

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.

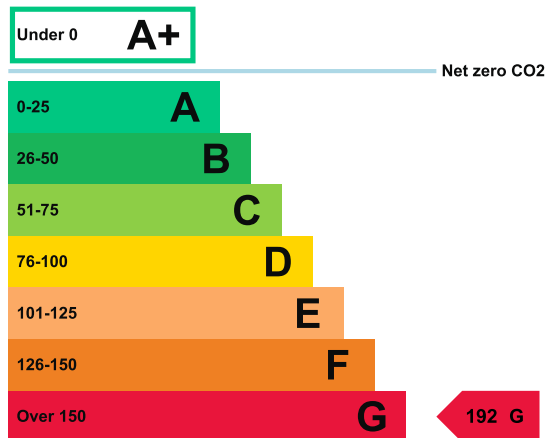
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

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

This property's energy rating is G.

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

37 B

If typical of the existing stock

108 E

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## Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	114.92
Primary energy use (kWh/m <sup>2</sup> per year)	462

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0330-0148-0179-2523-7006\)](/energy-certificate/0330-0148-0179-2523-7006).

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## 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	Lee Clements
Telephone	07498714404
Email	<a href="mailto:lee.limetree@outlook.com">lee.limetree@outlook.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	Stroma Certification Ltd
Assessor's ID	STRO032804
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Easy EPC
Employer address	12 Albion Street, Brighton, East Sussex, BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 July 2018
Date of certificate	28 July 2018

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