

# Energy performance certificate (EPC)

32 Eastgate ABERYSTWYTH SY23 2AR	Energy rating  <b>D</b>	Valid until: <b>2 September 2035</b>
		Certificate number: <b>6451-3009-2973-6022-1774</b>

Property type	Retail/Financial and Professional Services
Total floor area	89 square metres

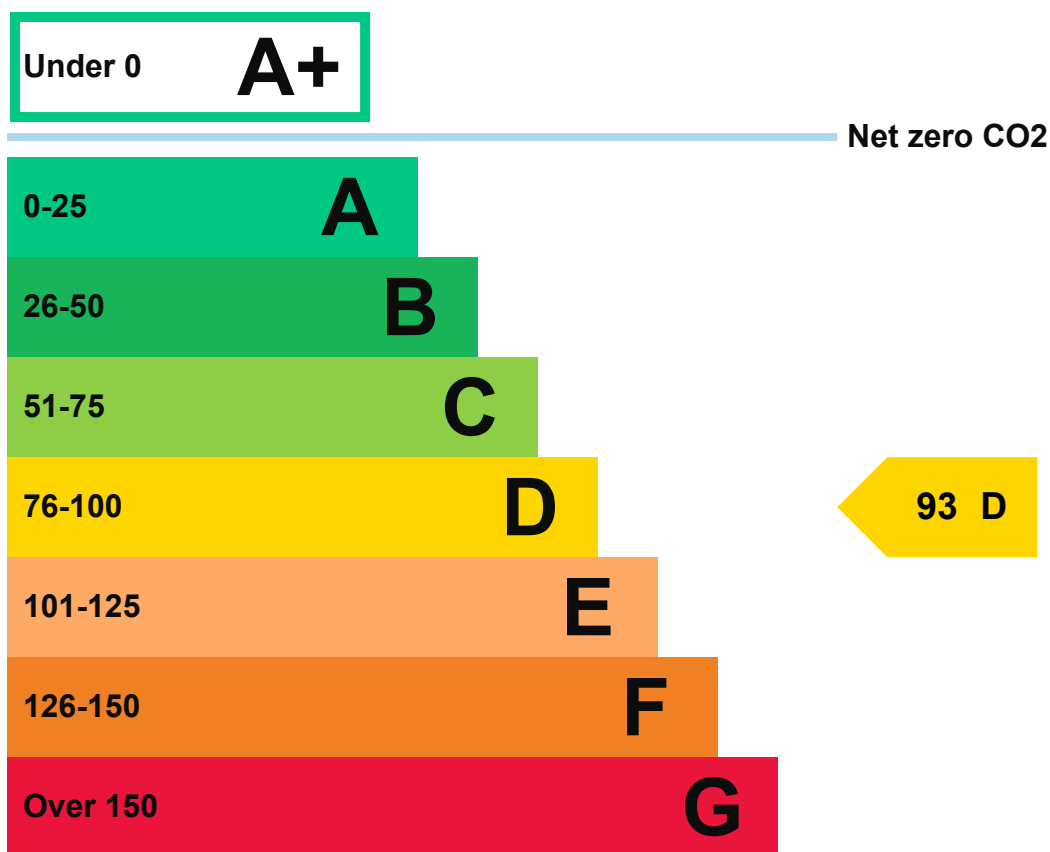
## Rules on letting this property

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

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).

## Energy rating and score

This property's energy rating is D.



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

27 B

If typical of the existing stock

125 E

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	33.2
Primary energy use (kWh/m <sup>2</sup> per year)	347

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6076-5018-3991-4470-0912\)](/energy-certificate/6076-5018-3991-4470-0912).

## 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	Kevin McGrath
Telephone	07789982237
Email	<a href="mailto:kevin.mcgrath@ntlworld.com">kevin.mcgrath@ntlworld.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019664
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

# About this assessment

Employer	K & M Energy Surveys Ltd
Employer address	37 Ton Road, Cwmbran, Torfaen, NP44 7LE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 September 2025
Date of certificate	3 September 2025

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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