

Energy performance certificate (EPC)

70 Bute Street
TREORCHY
CF42 6BD

Energy rating

E

Valid until: **14 October 2031**

Certificate number: **1580-0927-2255-9888-1296**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

60 square metres

Rules on letting this property

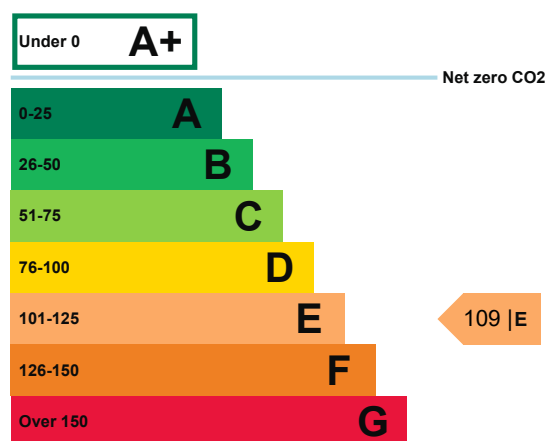
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or 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.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 | A

If typical of the existing stock

78 | D

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)	110.67
Primary energy use (kWh/m2 per year)	655

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8054-9625-2768-0883-7922\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Adam Freeman
Telephone	07510090633
Email	adam@freemansurveying.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK301829
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Employer	CBEM-UK Ltd
Employer address	48 Queens Hill Newport NP20 5HJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 October 2021
Date of certificate	15 October 2021
