

# Energy performance certificate (EPC)

Zodiac 19 Tuxford Road LYTHAM ST. ANNES FY8 4BH	Energy rating <b>C</b>	Valid until: <b>7 November 2029</b>
		Certificate number: <b>0880-0831-9549-6509-9092</b>

Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **59 square metres**

## Rules on letting this property

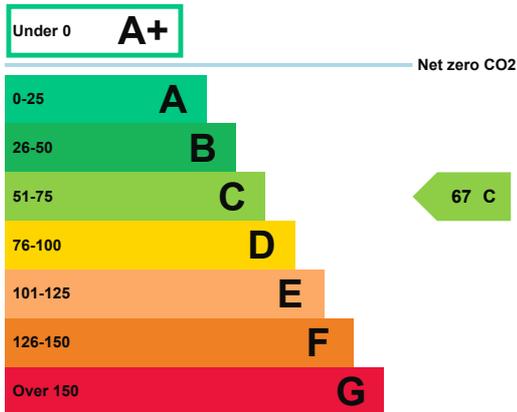
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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

**24 A**

If typical of the existing stock

**70 C**

## 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)	102.68
Primary energy use (kWh/m <sup>2</sup> per year)	607

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0996-0899-4540-8590-8103\)](/energy-certificate/0996-0899-4540-8590-8103).

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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	Neil Austin - 01253 486 919
Telephone	01253486919
Email	<a href="mailto:neil.austin@ener-services.co.uk">neil.austin@ener-services.co.uk</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/017379
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Ener Services & Surveys Ltd
Employer address	Airey House Shepherd Road Lytham St Annes FY8 3ST
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 November 2019
Date of certificate	8 November 2019

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