

Energy performance certificate (EPC)

71 High Street
CRANLEIGH
GU6 8AX

Energy rating

C

Valid until: 18 August 2032

Certificate number: 1465-1470-2557-9634-5309

Property type

Retail/Financial and Professional Services

Total floor area

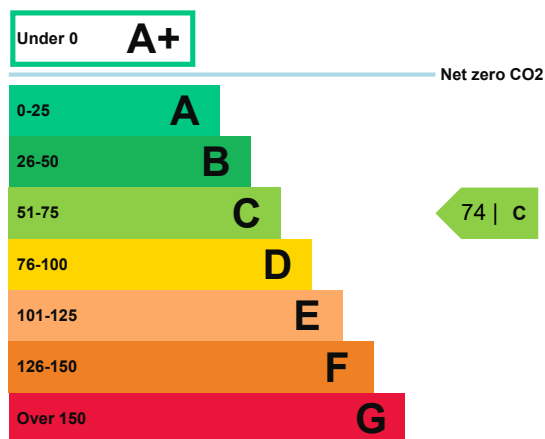
413 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



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

19 | A

If typical of the existing stock

74 | C

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

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	32.71
Primary energy use (kWh/m ² per year)	234

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3827-2288-7033-3340-5134\)](#).

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	Levent Ulfet
Telephone	02081508288
Email	inform@epcexpert.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/016196
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	EPC Expert Ltd (www.EpcExpert.com)
Employer address	The Enterprise Centre Cranborne Road Potters Bar EN6 3DQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 August 2022
Date of certificate	19 August 2022
