

# Energy performance certificate (EPC)

43 Main Street  
Grange-Over-Sands  
LA11 6DP

Energy rating

**D**

Valid until:

**6 May 2035**

Certificate number:

**4401-1475-9823-9898-5160**

Property type

Retail/Financial and Professional Services

Total floor area

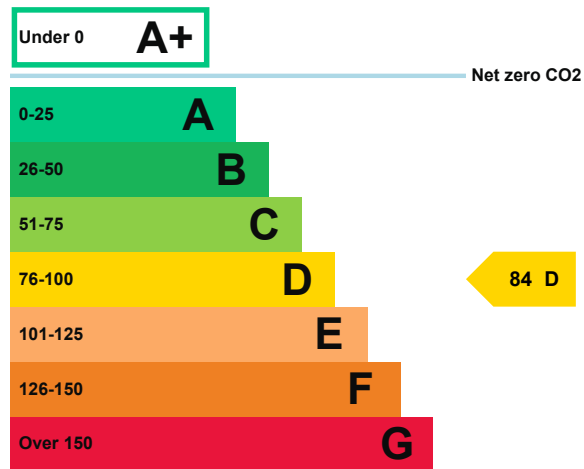
125 square metres

## 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 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

**12 A**

If typical of the existing stock

**47 B**

## 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)	16.99
Primary energy use (kWh/m <sup>2</sup> per year)	179

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7490-7713-0019-4105-7223\)](/energy-certificate/7490-7713-0019-4105-7223).

## 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	Alasdair Muir
Telephone	07837598482
Email	<a href="mailto:info@amuirsurveying.co.uk">info@amuirsurveying.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/018913
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	A Muir Surveying
Employer address	Moss Side Cottage, Crook Road, Staveley, Kendal, Cumbria, LA8 9NG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 May 2025
Date of certificate	7 May 2025