

# Energy performance certificate (EPC)

GROUND FLOOR  
MILL A  
BATES MILL  
COLNE ROAD  
HUDDERSFIELD  
HD1 3AG

Energy rating

**B**

Valid until: **15 March 2031**

Certificate number: **4552-3161-1552-5531-8821**

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments  
and Hot Food takeaways

Total floor area

178 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 B.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

47 | **B**

51-75

**C**

76-100

**D**

101-125

**E**

126-150

**F**

**Over 150****G**

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 (CO<sub>2</sub>) your property is likely to emit.

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## How this property compares to others

Properties similar to this one could have ratings:

If newly built

40 | B

If typical of the existing stock

119 | E

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## Breakdown of this property's energy performance

|                                                                     |                                     |
|---------------------------------------------------------------------|-------------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity           |
| Building environment                                                | Mixed-mode with Natural Ventilation |
| Assessment level                                                    | 3                                   |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 121.22                              |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 717                                 |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2084-7544-4342-8027-0002\)](/energy-certificate/2084-7544-4342-8027-0002).

## 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 | Denton Guest                                                     |
| Telephone       | 07974 912 620                                                    |
| Email           | <a href="mailto:dentonguest@gmail.com">dentonguest@gmail.com</a> |

### Accreditation scheme contact details

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor ID          | EES/015335                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### Assessment details

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Denton Guest EPC Surveys                                  |
| Employer address       | Riverside Mills, Saddleworth Road, Elland, HX5 0RY        |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 16 March 2021                                             |
| Date of certificate    | 16 March 2021                                             |