

Energy performance certificate (EPC)

The Old Swan
6 Abbot Street
WREXHAM
LL11 1TA

Energy rating

D

Valid until:

7 October 2029

Certificate number:

0210-8991-0381-5580-5024

Property type

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

Total floor area

139 square metres

Rules on letting this property

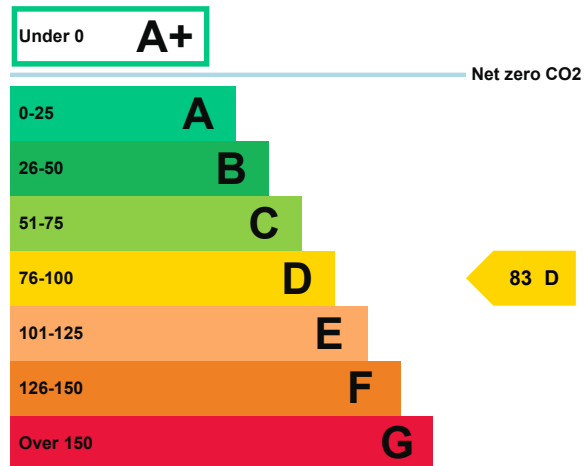
Properties can be let if they have an energy rating from A+ to E.

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	230.69
Primary energy use (kWh/m2 per year)	1340

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9852-4081-0918-0500-5125\)](#).

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	James Skinner
Telephone	01215855211
Email	james.skinner@bestcompliance.co.uk

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/018487
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BEST Compliance Ltd
Employer address	Carrier House Carriers Fold Church Rd Wombourne Wolverhampton WV5 9DH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 September 2019
Date of certificate	8 October 2019