

# Energy performance certificate (EPC)

|                                                      |               |                                            |                          |
|------------------------------------------------------|---------------|--------------------------------------------|--------------------------|
| 29 Piccadilly<br>Hanley<br>STOKE-ON-TRENT<br>ST1 1EN | Energy rating | Valid until:                               | 8 July 2036              |
|                                                      | C             | Certificate number:                        | 8804-8634-1184-3775-7278 |
| Property type                                        |               | Retail/Financial and Professional Services |                          |
| Total floor area                                     |               | 149 square metres                          |                          |

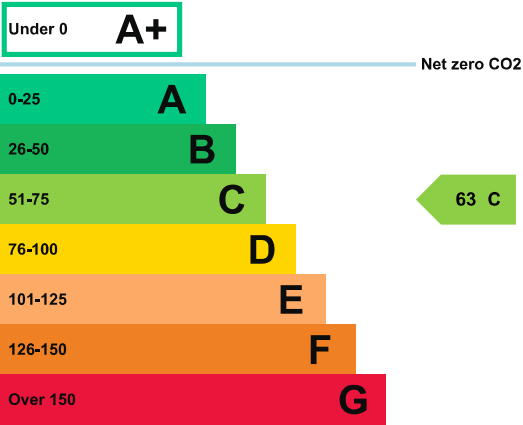
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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                   | 7 A  |
| If typical of the existing stock | 29 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 (kgCO2/m2 per year) | 20.57                           |
| Primary energy use (kWh/m2 per year)       | 216                             |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9991-4652-0866-8945-9987\)](#).

## 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 | Nicola Hale                                                                      |
| Telephone       | 07942281126                                                                      |
| Email           | <a href="mailto:nic@oakbrookconsultancy.co.uk">nic@oakbrookconsultancy.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/028824                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | The Oakbrook Consultancy Ltd                              |
| Employer address       | 6 Burjen Way, Crewe, Cheshire, CW1 3TP                    |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 2 July 2026                                               |
| Date of certificate    | 9 July 2026                                               |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

#### OGL

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