

Energy performance certificate (EPC)

First Floor 3 Short Brackland BURY ST EDMUNDS IP33 1EL	Energy rating C	Valid until: 18 December 2033
		Certificate number: 3585-2845-4941-6395-9405

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	104 square metres

Rules on letting this property

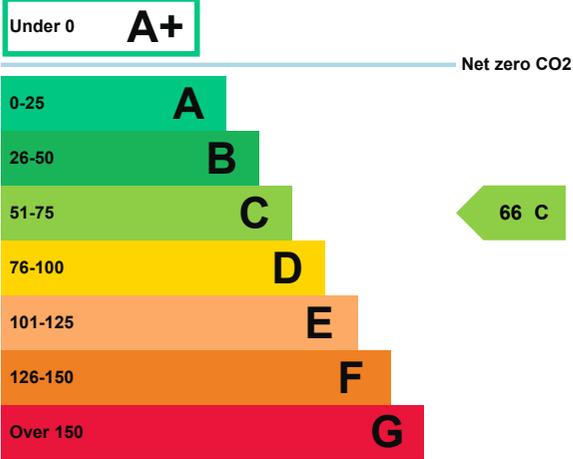
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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

28 B

If typical of the existing stock

111 E

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)	91.64
Primary energy use (kWh/m ² per year)	540

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6933-3307-3282-4032-8239\)](https://energy-certificate/6933-3307-3282-4032-8239).

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	Alex Wallis
Telephone	07971223821
Email	alex@eye-on-energy.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/010184
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Eye On Energy
Employer address	50 Fennel Drive, Biggleswade, Beds. SG18 8WD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 December 2023
Date of certificate	19 December 2023