

Energy performance certificate (EPC)

21 Pier Approach
Western Esplanade
SOUTHEND-ON-SEA
SS1 2EH

Energy rating

B

Valid until:

6 January 2036

Certificate number:

2459-4049-3082-7538-8402

Property type

Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area

220 square metres

Rules on letting this property

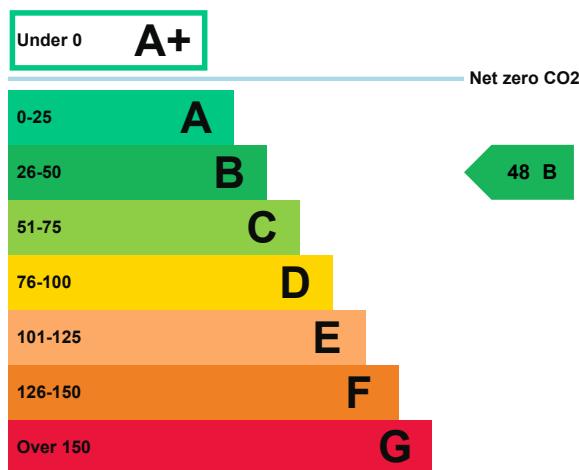
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

17 A

If typical of the existing stock

68 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	61.39
Primary energy use (kWh/m ² per year)	672

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/7846-1723-4780-4947-4513](#)).

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	Lee Pasifull
Telephone	01245205722
Email	lee@lpenergy.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/024192
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	LP Energy Associates Limited
Employer address	Saxon House 27 Duke Street
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 December 2025
Date of certificate	7 January 2026