

# 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

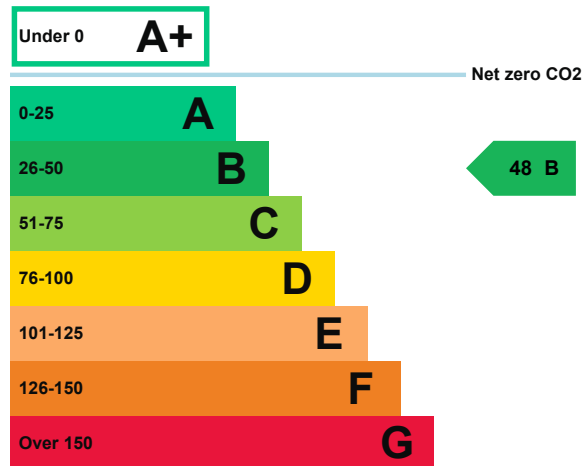
220 square metres

## 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 (kgCO2/m2 per year) | 61.39                     |
| Primary energy use (kWh/m2 per year)       | 672                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7846-1723-4780-4947-4513\)](/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           | <a href="mailto:lee@lpenergy.co.uk">lee@lpenergy.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/024192   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### 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  |

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