

# Energy performance certificate (EPC)

|                                                              |                           |                                                     |
|--------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| 1 Seaton Reach<br>Coronation Drive<br>HARTLEPOOL<br>TS25 1XN | Energy rating<br><b>A</b> | Valid until: <b>29 July 2035</b>                    |
|                                                              |                           | Certificate number: <b>9992-3296-6950-0834-0510</b> |

Property type Restaurants and Cafes/Drinking Establishments/Takeaways

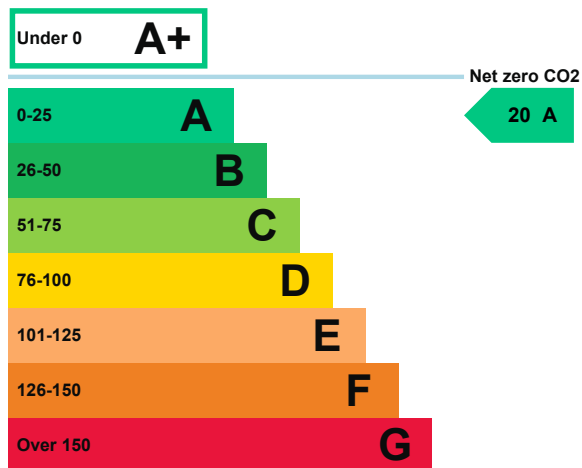
Total floor area 410 square metres

## 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 A.



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                   | 14 A |
| If typical of the existing stock | 55 C |

Breakdown of this property’s energy performance

|                                            |                           |
|--------------------------------------------|---------------------------|
| Main heating fuel                          | Grid Supplied Electricity |
| Building environment                       | Air Conditioning          |
| Assessment level                           | 3                         |
| Building emission rate (kgCO2/m2 per year) | 32.23                     |
| Primary energy use (kWh/m2 per year)       | 351                       |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0669-3952-1429-7875-4875\)](#).

## 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 | Gregory Broadbent                                                |
| Telephone       | 07812125787                                                      |
| Email           | <a href="mailto:g.broadbent@gesltd.uk">g.broadbent@gesltd.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/022286                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Godfreys Estate Service Ltd                               |
| Employer address       | 3 Snake Lane, Duffield, DE56 4FF                          |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 30 July 2025                                              |
| Date of certificate    | 30 July 2025                                              |