

# Energy performance certificate (EPC)

COCOA-NUT HOUSE  
HALL STREET  
LONG MELFORD  
SUDBURY  
CO10 9JQ

Energy rating

C

Valid until: **9 February 2032**

Certificate number: 3151-3925-7069-1516-7445

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

192 square metres

## Rules on letting this property

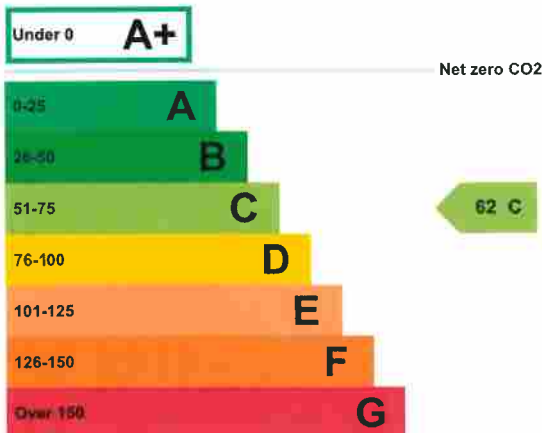
Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is C.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

69 C

## Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	89.19
Primary energy use (kWh/m <sup>2</sup> per year)	387

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4522-2868-9345-2134-7783\)](/energy-certificate/4522-2868-9345-2134-7783).

## 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	Michael Robeson
Telephone	01473 829672
Email	<a href="mailto:robesonm@energy-evaluations.co.uk">robesonm@energy-evaluations.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/008329
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Energy Evaluations & Solutions Ltd.
Employer address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 February 2022
Date of certificate	10 February 2022

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