

Energy performance certificate (EPC)

480-486 London Road
WESTCLIFF-ON-SEA
SS0 9LD

Energy rating

D

Valid until: **21 June 2033**

Certificate number: **1470-2413-9143-8100-9650**

Property type **Retail/Financial and Professional Services**

Total floor area **429 square metres**

Rules on letting this property

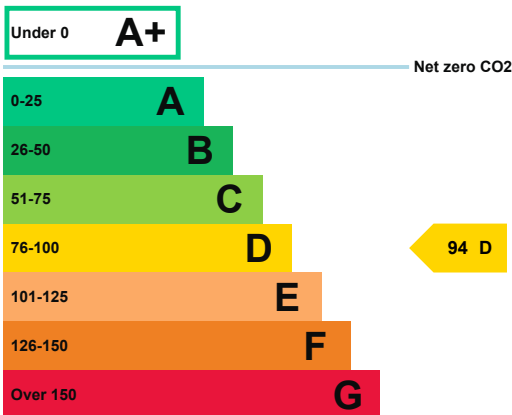
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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

9 A

If typical of the existing stock

35 B

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) | 25.58 |
| Primary energy use (kWh/m ² per year) | 177 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2013-6860-7608-8661-7540\)](/energy-certificate/2013-6860-7608-8661-7540).

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 | Kevin Pennock |
| Telephone | 01376 571907 |
| Email | heronproperty@gmail.com |

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/003634 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Heron Property Services |
| Employer address | 1, Heron Road, Kelvedon, Colchester, Essex. CO5 9NE |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 19 June 2023 |
| Date of certificate | 22 June 2023 |
