

## Energy performance certificate (EPC)

1070 London Road LEIGH-ON-SEA SS9 3NA	Energy rating <b>C</b>	Valid until: <b>20 February 2035</b>
		Certificate number: <b>4507-3600-1607-1964-0890</b>

Property type Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area 107 square metres

### Rules on letting this property

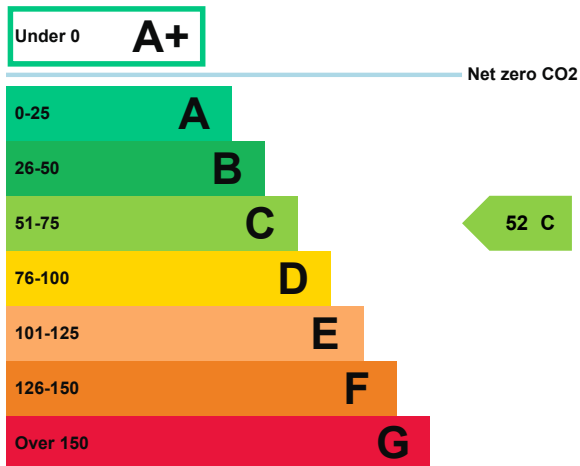
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.

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	25 A
If typical of the existing stock	99 D

### Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	73.99
Primary energy use (kWh/m2 per year)	681

### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3647-5224-3017-8163-1125\)](#).

## 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	John Elson
Telephone	07905 017383
Email	<a href="mailto:johne921@gmail.com">johne921@gmail.com</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/013083
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	<insert Employer/Trading Name>
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 February 2025
Date of certificate	21 February 2025