

# Energy performance certificate (EPC)

2-4 Albion Hill  
RAMSGATE  
CT11 8HG

Energy rating

C

Valid until: 3 April 2033

Certificate number: 5823-5917-0368-8196-2952

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

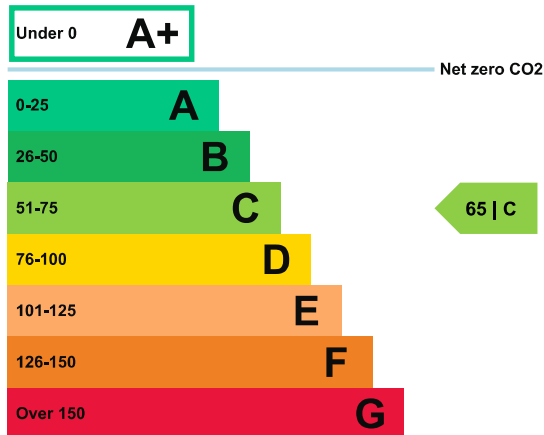
115 square metres

## 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

31 | B

If typical of the existing stock

124 | E

## 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 <sub>2</sub> /m <sup>2</sup> per year)	70.14
Primary energy use (kWh/m <sup>2</sup> per year)	406

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4365-0839-3097-9137-3590\)](/energy-certificate/4365-0839-3097-9137-3590).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Yvonne Forbes
Telephone	01843 298635
Email	<a href="mailto:yvonne.forbes@btinternet.com">yvonne.forbes@btinternet.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008610
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Majestic Energy Assessments
Employer address	38 Friends Avenue, Margate, Kent, CT9 3XQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 April 2023
Date of certificate	4 April 2023

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