

# Energy performance certificate (EPC)

Spice Cottage  
2-4 Dundonald Road  
BROADSTAIRS  
CT10 1PE

Energy rating

C

Valid until: 24 April 2029

Certificate number: 0550-0131-9619-0224-0006

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	192 square metres

## Rules on letting this property

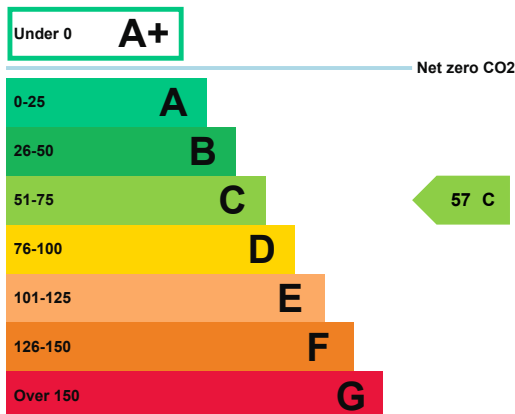
Properties can be let if they have an energy rating from A+ to E.

## Energy 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

29 B

If typical of the existing stock

84 D

## 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)	86.78
Primary energy use (kWh/m <sup>2</sup> per year)	504

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0240-5960-0411-9520-1000\)](/energy-certificate/0240-5960-0411-9520-1000).

## 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	Yvonne Forbes
Telephone	01843 298635
Email	<a href="mailto:yvonne.forbes@btinternet.com">yvonne.forbes@btinternet.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/008610
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

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	25 April 2019
Date of certificate	25 April 2019

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