

# Energy performance certificate (EPC)

Part ground and part basement 107 Granby Street Leicester LE1 6FD	Energy rating <b>B</b>	Valid until: <b>7 November 2033</b>
		Certificate number: <b>4390-5034-6497-8179-0474</b>

<b>Property type</b>	Restaurants and Cafes/Drinking Establishments/Takeaways
<b>Total floor area</b>	479 square metres

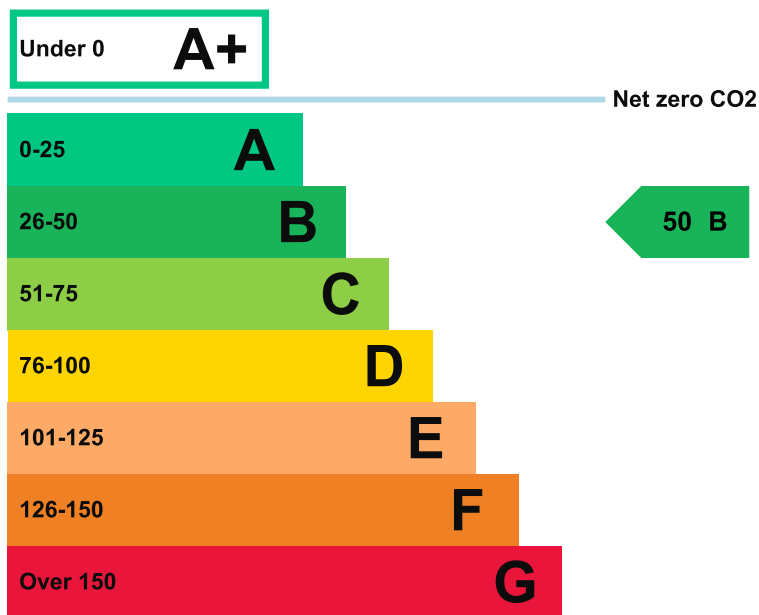
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is B.



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:

<b>If newly built</b>	<b>17 A</b>
<b>If typical of the existing stock</b>	<b>68 C</b>

**Breakdown of this property's energy performance**

<b>Main heating fuel</b>	Grid Supplied Electricity
<b>Building environment</b>	Heating and Mechanical Ventilation
<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	61.48
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	664

▶ [About primary energy use](#)

**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4173-5315-2618-6149-6886\)](#).

**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.

<b>Assessor's name</b>	Ms Teresa Morton
<b>Telephone</b>	0116 232 5195
<b>Email</b>	<a href="mailto:teresam@carbonright.co.uk">teresam@carbonright.co.uk</a>

**Contacting the accreditation scheme**

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/015727
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

**About this assessment**

<b>Employer</b>	CarbonRight Ltd
<b>Employer address</b>	The Old Rectory Main Street Glenfield Leicester LE3 8DG
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	2 November 2023
<b>Date of certificate</b>	8 November 2023

**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

## **OGL**

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