

Energy performance certificate (EPC)

19 Bridge Street
71 Market Street
BRADFORD
BD1 1NE

Energy rating

D

Valid until:

12 January 2032

Certificate number: **2358-6778-2324-2084-2284**

Property type

A3/A4/A5 Restaurant and Cafes/Drinking
Establishments and Hot Food takeaways

Total floor area

1118 square metres

Rules on letting this property

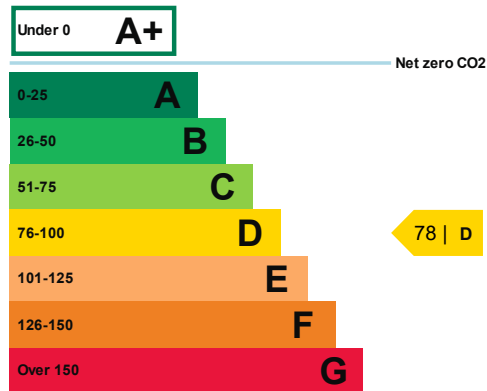
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



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 (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

38 | B

If typical of the existing stock

113 | E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	156.22
Primary energy use (kWh/m ² per year)	924

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9877-6555-2719-2202-1322\)](https://energy-certificate/9877-6555-2719-2202-1322).

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	Ori Reiss
Telephone	0845 388 3814
Email	ori@epcassure.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO003801
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road London N1 7GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 January 2022
Date of certificate	13 January 2022