Energy performance certificate (EPC)

55 Western Road BEXHILL TN40 1DT	**Energy rating** **C**	**Valid until:** **3 August 2032** **Certificate number:** **4670-5229-0947-7275-8237**

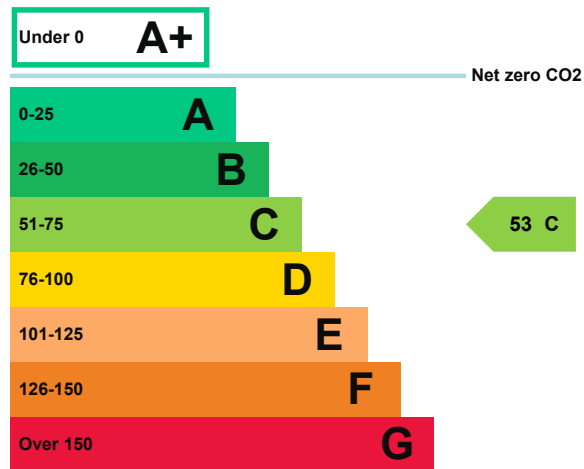|	
Property type	Retail/Financial and Professional Services
Total floor area	76 square metres

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.

Under 0	**A+**
	Net zero CO2
0-25	**A**
26-50	**B**
51-75	**C** 53 C
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

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	10 A
If typical of the existing stock	42 B

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)	14.03
Primary energy use (kWh/m2 per year)	148

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2887-4893-1800-1673-6989).

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	Mr Anthony Light
Telephone	0845 021 2233
Email	anthony@brightenergyreports.co.uk

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001259
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 June 2022
Date of certificate	4 August 2022