

Energy performance certificate (EPC)

ROYAL OAK BLACKBURN
2 ROYAL OAK AVENUE
PLECKGATE
BLACKBURN
BB1 8QD

Energy rating

C

Valid until:

4 February 2034

Certificate number:

4418-1393-5978-0901-3031

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

210 square metres

Rules on letting this property

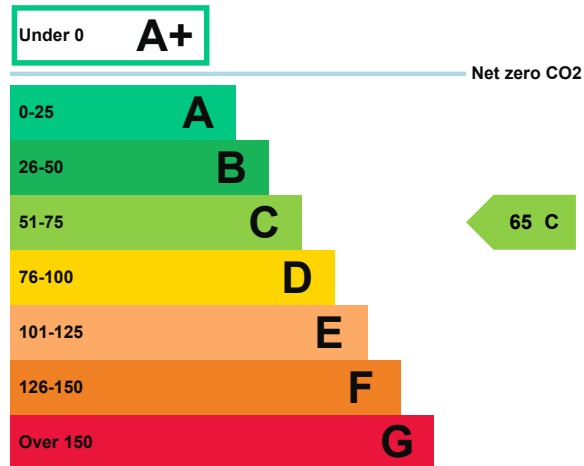
Properties can be let if they have an energy rating from A+ to E.

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	32 B
If typical of the existing stock	129 F

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	75.03
Primary energy use (kWh/m2 per year)	490

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3133-9654-5121-4248-2250\)](#).

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	Keifer Ballard
Telephone	01924 669941
Email	epc@compliance365.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023049
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 January 2024
Date of certificate	5 February 2024
