

Energy performance certificate (EPC)

35 Fish Dock Road Grimsby DN31 3PD	Energy rating C	Valid until: 26 May 2034
		Certificate number: 8610-9062-3141-2914-6566

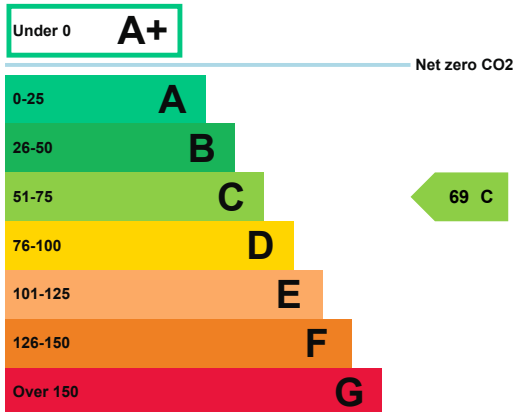
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	348 square metres

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	15 A
If typical of the existing stock	60 C

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 (kgCO ₂ /m ² per year)	106.22
Primary energy use (kWh/m ² per year)	1136

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8293-1503-4939-6188-2325\)](/energy-certificate/8293-1503-4939-6188-2325).

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	Robin Mapleston
Telephone	01455883250
Email	info@epcforproperty.net

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/010213
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Tynan Design
Employer address	Co. 54 Tetney Road Humberston Grimsby DN36 4JF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 May 2024
Date of certificate	27 May 2024