

Energy performance certificate (EPC)

38-40 Union Street TORQUAY TQ2 5PW	Energy rating C	Valid until: 21 November 2032 Certificate number: 3638-2498-9679-0959-9203
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Property type Retail/Financial and Professional Services

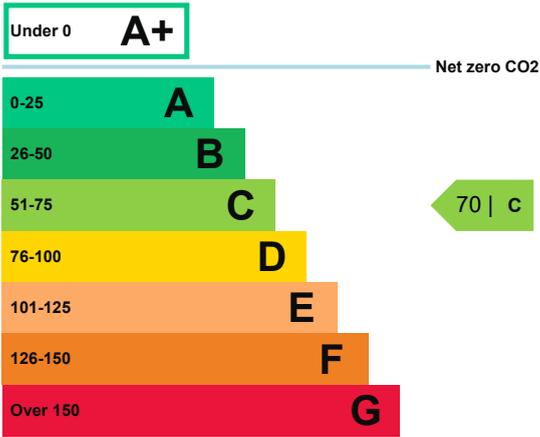
Total floor area 422 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



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 9 | A

If typical of the existing stock 37 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	18.15
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Primary energy use (kWh/m ² per year)	198
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4396-5502-8398-4373-4930\)](#).

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	Tom Le Gallez
Telephone	07863 254599 📞
Email	tom@legallez.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008693
Telephone	01455 883 250 📞
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Le Gallez & Co LTD
Employer address	13 Laura Grove, Paignton, TQ3 2LR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 November 2022
Date of certificate	22 November 2022
