

# Energy performance certificate (EPC)

45 Uinon Street  
TORQUAY  
TQ1 1ET

Energy rating

C

Valid until:

3 February 2033

Certificate number:

2480-4221-6213-2088-6373

Property type

Retail/Financial and Professional Services

Total floor area

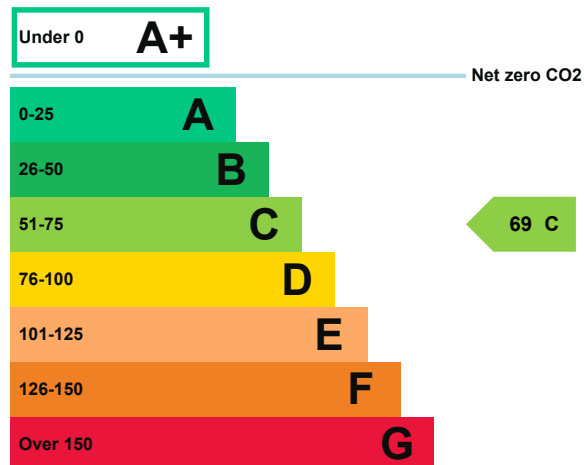
1,106 square metres

## 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

12 A

If typical of the existing stock

47 B

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	20.46
Primary energy use (kWh/m <sup>2</sup> per year)	163

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8203-0380-8562-3750-6762\)](/energy-certificate/8203-0380-8562-3750-6762).

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## 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	Andy Colem
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### 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	STRO001688
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Deatorbay Ltd
Employer address	15 Grosvenor Close Torquay TQ2 7LB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 February 2023
Date of certificate	4 February 2023

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