

Energy performance certificate (EPC)

47 St Johns Road
ROYAL TUNBRIDGE WELLS
TN4 9TP

Energy rating

B

Valid until: **17 April 2033**

Certificate number: **1832-4490-2183-0382-9374**

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

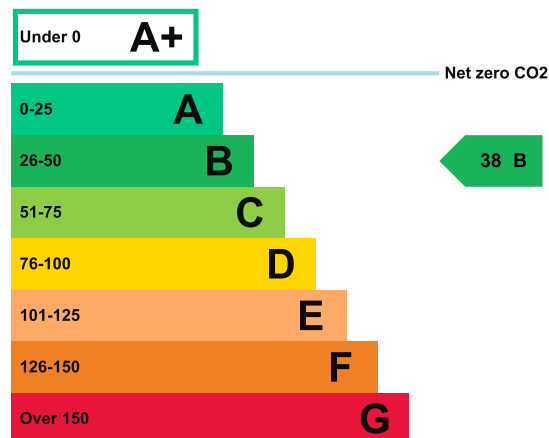
58 square metres

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 B.



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



If typical of the existing stock



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)	33.85
Primary energy use (kWh/m2 per year)	301

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7836-1795-4729-1724-7987\)](#).

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	Thomas Grain
Telephone	07786254894
Email	tom@apexbusinesssales.com

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/007970
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	TT Grain Energy Assessors
Employer address	3 Bank House High Street Wrotham TN15 7AE
Assessor's declaration	The assessor is the owner or director of the organisation dealing with the property transaction.
Date of assessment	17 April 2023
Date of certificate	18 April 2023