

Energy performance certificate (EPC)

48-49 East Street
BRIGHTON
BN1 1HN

Energy rating

D

Valid until:

4 April 2027

Certificate number:

0091-0644-2730-7700-6303

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

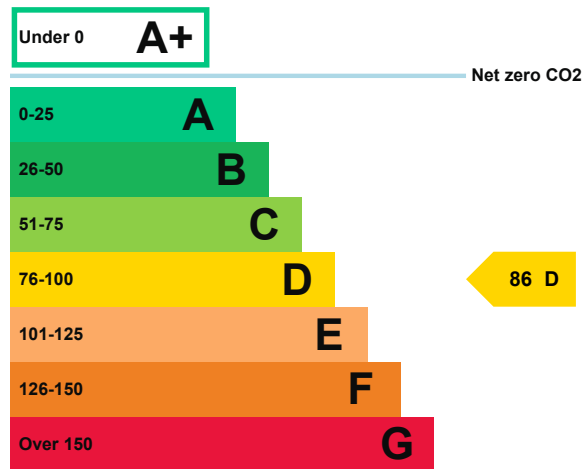
238 square metres

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 D.



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

25 A

If typical of the existing stock

73 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	82.37
Primary energy use (kWh/m ² per year)	487

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0040-6970-0423-4770-6014\)](/energy-certificate/0040-6970-0423-4770-6014).

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	Konstantinos Sotiriou
Telephone	07359001771
Email	kostas.sotiriou@wensleylawz.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/018525
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 April 2017
Date of certificate	5 April 2017