

Energy performance certificate (EPC)

The Harbour Inn
Royal Thoroughfare
LOWESTOFT
NR33 0AG

Energy rating

B

Valid until: **10 October 2033**

Certificate number: **2755-3262-8272-1940-2784**

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

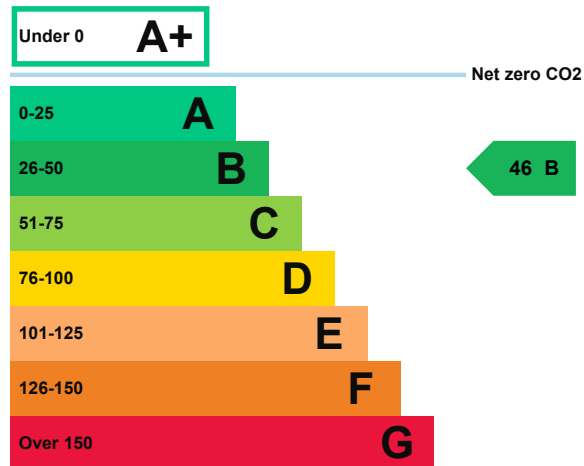
923 square metres

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	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	43.58
Primary energy use (kWh/m2 per year)	468

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0573-4447-9149-3068-5704\)](#).

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	Andrew Gent
Telephone	0844 8000418
Email	jason@epcpartnership.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/019617
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BakerLile - www.epcpartnership.com
Employer address	BakerLile 10 The Choakles Wootton Northampton NN4 6AP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 September 2023
Date of certificate	11 October 2023