

Energy performance certificate (EPC)

2-4 CHURCH ROAD
CAVERSHAM
READING
RG4 7AE

Energy rating

F

Valid until: 19 July 2031

Certificate number: 6937-7924-7669-5362-3189

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	244 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

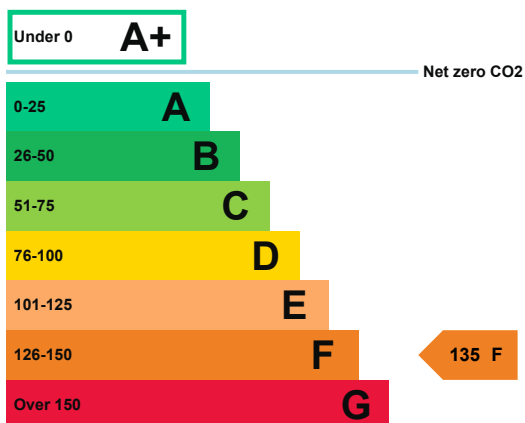
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F.

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

24 A

If typical of the existing stock

72 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	138.77
Primary energy use (kWh/m ² per year)	821

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4403-1753-2944-8326-4659\)](#).

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	Stephen Peacock
Telephone	07708643744
Email	stephen@bespokeplans.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK302604
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Bespokeplans Ltd
Employer address	24 Walmsley House, London, SW16 1RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 July 2021
Date of certificate	20 July 2021