

Energy performance certificate (EPC)

46 King Edward Avenue
BLACKPOOL
FY2 9TA

Energy rating

B

Valid until:

8 February 2036

Certificate number: **5274-1594-8340-1437-6100**

Property type

Hotels

Total floor area

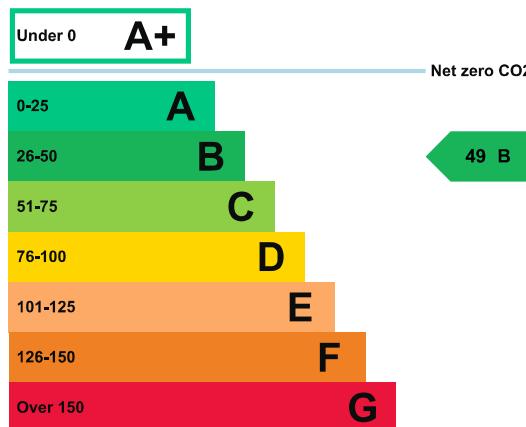
269 square metres

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

33 B

If typical of the existing stock

131 F

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/m ² per year)	82.07
Primary energy use (kWh/m ² per year)	466

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2530-5996-3941-7084-3518\)](#).

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	Feras Baker
Telephone	01253 829827
Email	info@lancashirehomeinspection.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/006957
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Lancashire Home Inspection Limited
Employer address	https://www.lancashirehomeinspection.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 February 2026
Date of certificate	9 February 2026