Energy performance certificate (EPC)

11, Higher Union Lane TORQUAY TQ2 5QR	Energy rating **C**	Valid until: **3 May 2029** Certificate number: **0940-5948-0301-3610-0074**

Property type	B1 Offices and Workshop businesses
Total floor area	85 square metres

Rules on letting this property

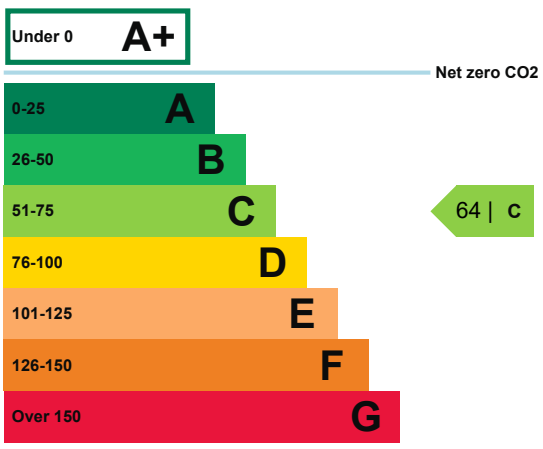
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, 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.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	22 | A
If typical of the existing stock	66 | C

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	17.21
Primary energy use (kWh/m2 per year)	102

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9537-4014-0410-0000-6895).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	David John Fletcher
Telephone	07788588125
Email	davidfletcher700@btinternet.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/001886
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Southernhay Living Limited
Employer address	C/O Elmhurst Energy Systems Ltd 16 St Johns Business Park Lutterworth LE17 4HB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 April 2019
Date of certificate	4 May 2019