Energy performance certificate (EPC)

5 Town Street Yeadon LEEDS LS19 7EQ	**Energy rating** **E**	**Valid until:**	**31 January 2032**
		Certificate number:	**4158-1401-8141-8861-7758**

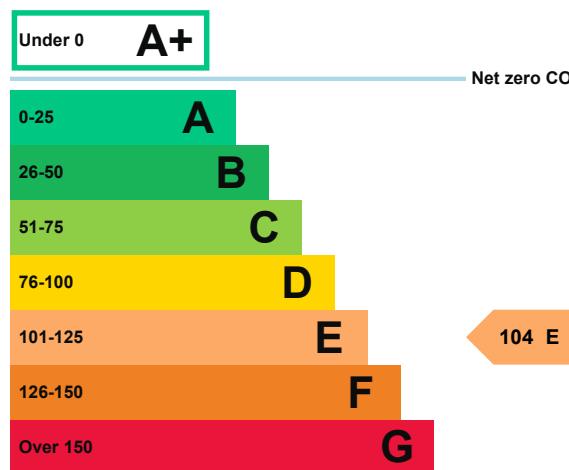| Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	34 square metres

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 E.

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.

Under 0	**A+**

— Net zero CO2 —

0-25	**A**
26-50	**B**
51-75	**C**
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

104 E

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 B

If typical of the existing stock

76 D

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 (kgCO2/m2 per year)	200.29
Primary energy use (kWh/m2 per year)	1185

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7979-2931-3158-2349-1707).

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	Gregory Broadbent
Telephone	07812125787
Email	g.broadbent@gesltd.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/022286
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Godfreys Estate Services LTD
Employer address	3 Snake Lane, duffield, DE56 4FF
Assessor's declaration	The assessor is a relative of the property owner.
Date of assessment	1 February 2022
Date of certificate	1 February 2022