

Energy performance certificate (EPC)

The Almshouse Tea Shop The Old Almshouse Moorland Street Axbridge BS26 2BA	Energy rating B	Valid until: 23 November 2033
		Certificate number: 4209-9365-7852-0575-7883

Property type

Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area

65 square metres

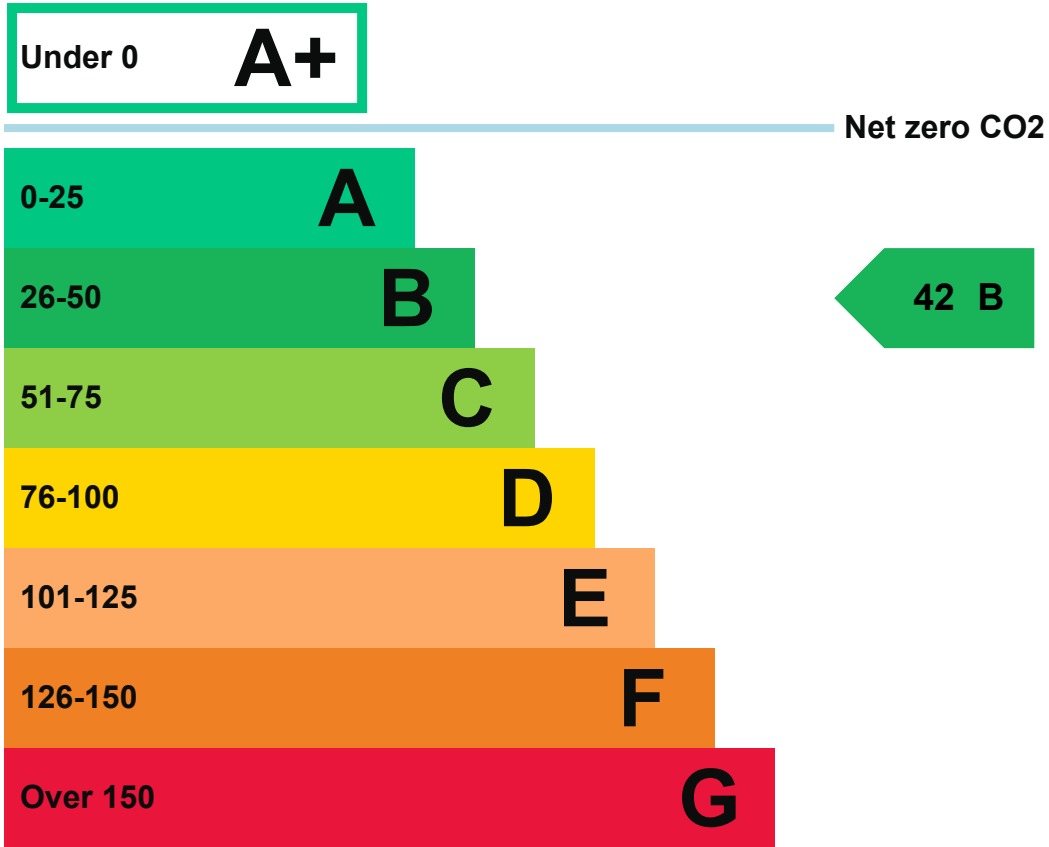
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

14 A

If typical of the existing stock

56 C

Breakdown of this property’s energy performance

Main heating fuel

Dual Fuel Appliances (Mineral + Wood)

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	75.59
Primary energy use (kWh/m² per year)	849

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2229-2110-9733-5460-3388\)](/energy-certificate/2229-2110-9733-5460-3388).

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	Mark O'Shea
Telephone	07760 497315
Email	office@mlsenergy.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/019682
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	MLS Energy
Employer address	2 Laburnum Close, Frome, Somerset, BA11 2UB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 November 2023
Date of certificate	24 November 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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[Service performance \(/service-performance\)](#)

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