

Energy performance certificate (EPC)

2 Bells Court FALMOUTH TR11 3AZ	Energy rating	Valid until: 4 April 2035
	B	Certificate number: 7325-7041-6125-4236-0003

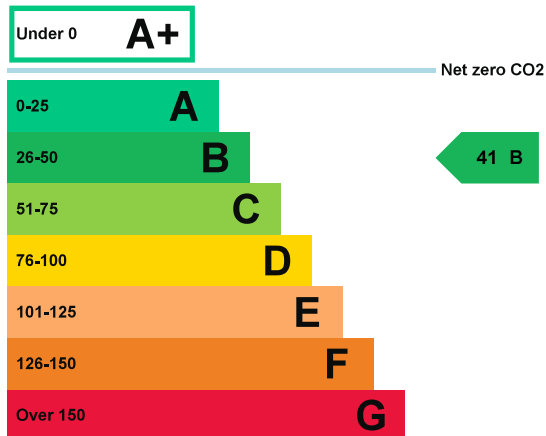
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	165 square metres

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

14 A

If typical of the existing stock

57 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)	61.44
Primary energy use (kWh/m ² per year)	648

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4700-6304-9893-1155-0141\)](https://energy-certificate/4700-6304-9893-1155-0141).

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 Rees
Telephone	01872277666
Email	mark@epsw.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/012665
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Performance SW Ltd
Employer address	15 Midway Drive, Truro, Cornwall TR1 1NG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 April 2025
Date of certificate	5 April 2025