Energy performance certificate (EPC)

Ground Floor 45 Osborne Street Colchester CO2 7DB	Energy rating **C**	Valid until:	**27 October 2034**
		Certificate number:	**9899-5273-3288-3849-6997**

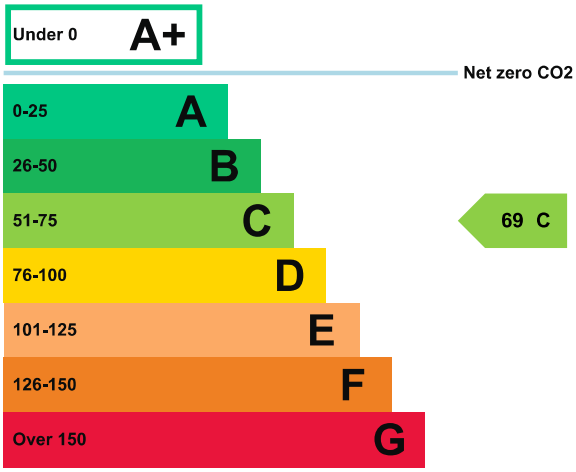
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	133 square metres

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 C.



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	32 B
If typical of the existing stock	129 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/m2 per year)	66.86
Primary energy use (kWh/m2 per year)	466

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0439-5804-6316-7812-3955).

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	Nathan Redmon
Telephone	07492370142
Email	nathan@energyready.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/023838
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Ready Ltd
Employer address	Hill House, Redhill Road,Hadleigh,IP7 6BU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 October 2024
Date of certificate	28 October 2024