

Energy performance certificate (EPC)

Ground Floor Shop 146 Snargate Street DOVER CT17 9BZ	Energy rating C	Valid until: 14 December 2035
		Certificate number: 0703-0416-1769-7104-6458

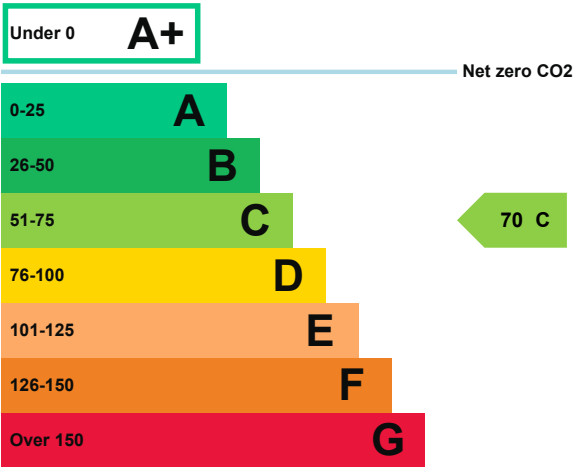
Property type	Retail/Financial and Professional Services
Total floor area	76 square metres

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	3 A
If typical of the existing stock	13 A

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)	26.59
Primary energy use (kWh/m ² per year)	274

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3088-1030-8059-9221-4254\)](#).

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	Benjamin Cohen
Telephone	03300 881141
Email	info@epcnational.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/028093
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC NATIONAL LIMITED
Employer address	Birch mill Business Centre Unit 2c Heywood Old Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 December 2025
Date of certificate	15 December 2025