

Energy performance certificate (EPC)

Vu's Bridal Boutique
Harbour House
Harbour Road
WADEBRIDGE
PL27 7AH

Energy rating

F

Valid until: 6 June 2026

Certificate number: 0280-0536-9199-3506-6002

| | |
|------------------|--|
| Property type | A1/A2 Retail and Financial/Professional services |
| Total floor area | 106 square metres |

Rules on letting this property

! You may not be able to let this property.

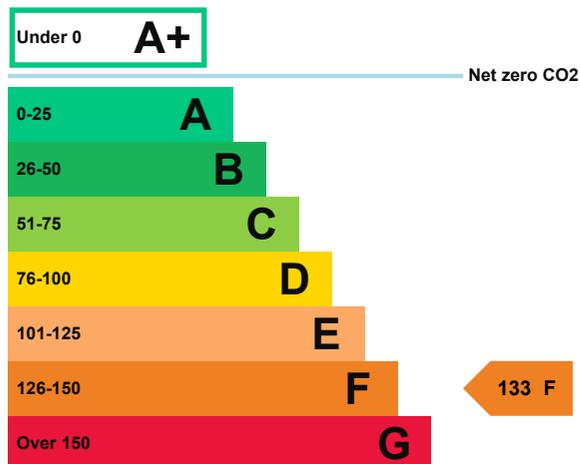
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.



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

24 A

If typical of the existing stock

69 C

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 159.25 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0693-0569-9540-2100-8603\)](/energy-certificate/0693-0569-9540-2100-8603).

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 | Roger Edwards |
| Telephone | 0800 612 4977 |
| Email | email@edwardsinspections.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 | NHER |
| Assessor's ID | SAVA002921 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Edwards Inspections |
| Employer address | 26, Dartington Fields, Torrington EX38 7DL |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 2 June 2016 |
| Date of certificate | 7 June 2016 |
