Energy performance certificate (EPC)

98 Connaught Avenue Frinton-on-Sea CO13 9PT	Energy rating **C**	Valid until:	**5 May 2036**
		Certificate number:	**8028-7448-7900-0017-1412**

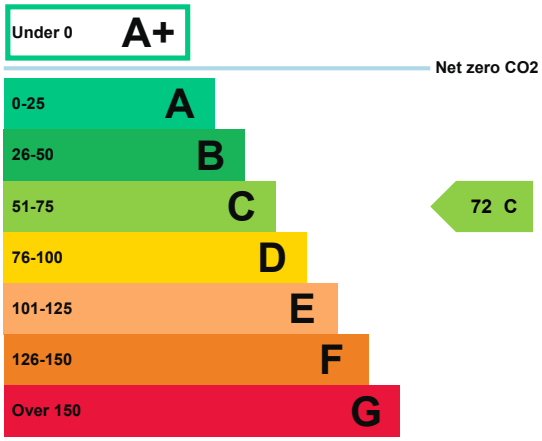
Property type	Retail/Financial and Professional Services
Total floor area	83 square metres

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

0 A

If typical of the existing stock

61 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 (kgCO2/m2 per year)	19.88
Primary energy use (kWh/m2 per year)	213

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1381-6633-1563-0546-5198).

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	Robert Diamond
Telephone	01206 442 538
Email	robert.diamond@ingletonwood.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	CIBSE Certification Limited
Assessor's ID	LCEA011217
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Ingleton Wood
Employer address	874-876 The Crescent, Colchester Business Park, Colchester, CO4 9YQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 April 2026
Date of certificate	6 May 2026