

# Energy performance certificate (EPC)

Unit 6  
Station Square  
18-32 London Road North  
LOWESTOFT  
NR32 1BA

Energy rating

**B**

Valid until: **26 August 2032**

Certificate number: **7468-4132-2478-2846-9343**

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

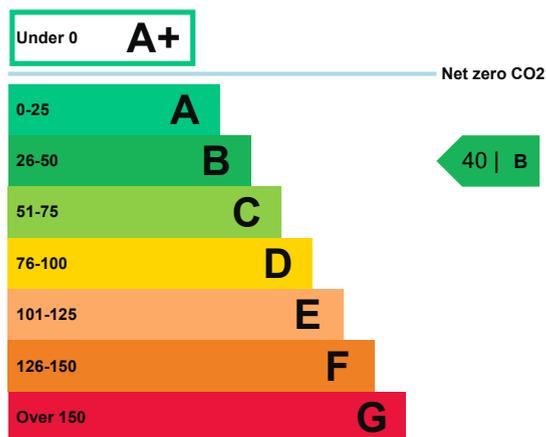
159 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

108 | E

Properties are given a rating from A+ (most efficient) to G (least efficient).

## 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 <sub>2</sub> /m <sup>2</sup> per year)	28.95
Primary energy use (kWh/m <sup>2</sup> per year)	217

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5468-7276-0044-5852-8178\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	John Denby
Telephone	07835323863
Email	<a href="mailto:john.denby@ecea.co.uk">john.denby@ecea.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001304
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	East Coast Energy Assessors
Employer address	8 Mutford Close, Lowestoft, NR32 2QX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 August 2022
Date of certificate	27 August 2022

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