

Energy performance certificate (EPC)

Three Horseshoes 78 Town Street Pinxton NOTTINGHAM NG16 6HN	Energy rating E	Valid until: 24 August 2036
		Certificate number: 6612-3542-1380-4566-3583

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	148 square metres

Rules on letting this property

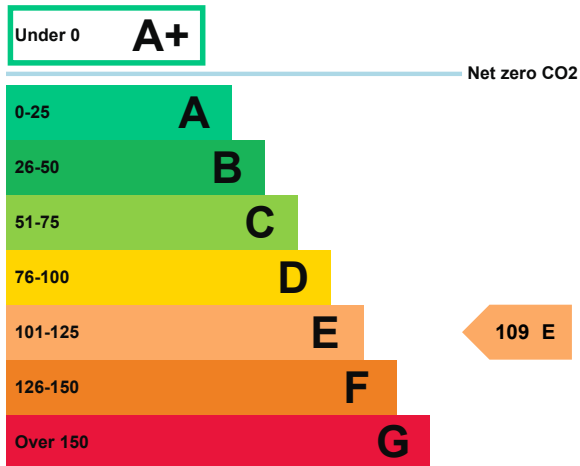
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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



If typical of the existing stock



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)	161.22
Primary energy use (kWh/m2 per year)	1119

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1211-7415-0712-2175-1352\)](#).

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	Haroon Maqsood
Telephone	07481974231
Email	info@nexus-energy.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/029142
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Nexus Energy Management Ltd
Employer address	62 Gregory Boulevard , Nottingham, NG7 5JD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 August 2026
Date of certificate	25 August 2026