

Energy performance certificate (EPC)

Ladbrooks 6a Fore Street Brixham TQ5 8DS	Energy rating D	Valid until: 22 July 2022 Certificate number: 0930-9973-0362-5690-5054
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Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **157 square metres**

Rules on letting this property

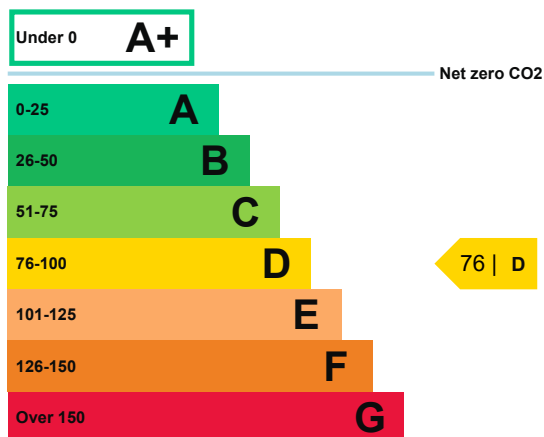
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, 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.

Energy efficiency rating for this property

This property's current energy rating is D.



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

47 | B

If typical of the existing stock

124 | E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	426.65
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9955-4093-0726-0500-6395\)](#).

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	Mike Treleaven
Telephone	<u>01548 850 078</u> 📞
Email	miketrelaven@msn.com

Accreditation scheme contact details

Accreditation scheme	BRE
Assessor ID	BREC400071
Telephone	<u>01455 883 250</u> 📞
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Assess Energy
Employer address	Church View Cottage, Kiln Lane, Stokenham, Kingsbridge, Devon TQ7 2SF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 July 2012
Date of certificate	23 July 2012
