

# Energy performance certificate (EPC)

35a Ashby Road LOUGHBOROUGH LE11 3AA	Energy rating	Valid until: <b>20 June 2034</b>
	<b>D</b>	Certificate number: <b>0916-4895-0580-4047-7141</b>

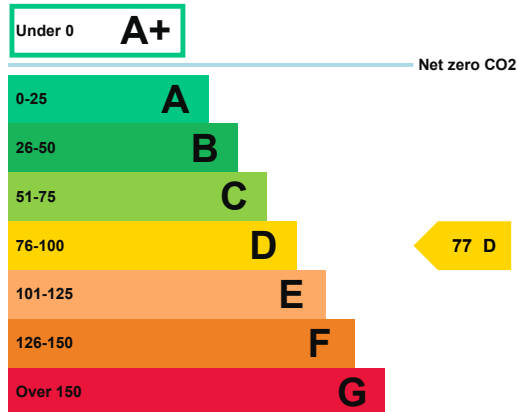
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	172 square metres

## 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 D.



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	<b>30 B</b>
If typical of the existing stock	<b>121 E</b>

## 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)	87.23
Primary energy use (kWh/m <sup>2</sup> per year)	548

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8374-4381-6029-8175-6078\)](/energy-certificate/8374-4381-6029-8175-6078).

## 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	T Taylor
Telephone	01530 453940
Email	<a href="mailto: tara@fepenergy.co.uk">tara@fepenergy.co.uk</a>

### 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/008121
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Future Energy Performance
Employer address	3&5 Ibstock Road, Ellistown
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 June 2024
Date of certificate	21 June 2024