

# Energy performance certificate (EPC)

Bread & Cheese  
520 London Road  
BENFLEET  
SS7 1AA

Energy rating

E

Valid until 9 December 2023

Certificate number

9020-4969-0397-7550-7064

## Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

## Total floor area

544 square metres

## Rules on letting this property

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

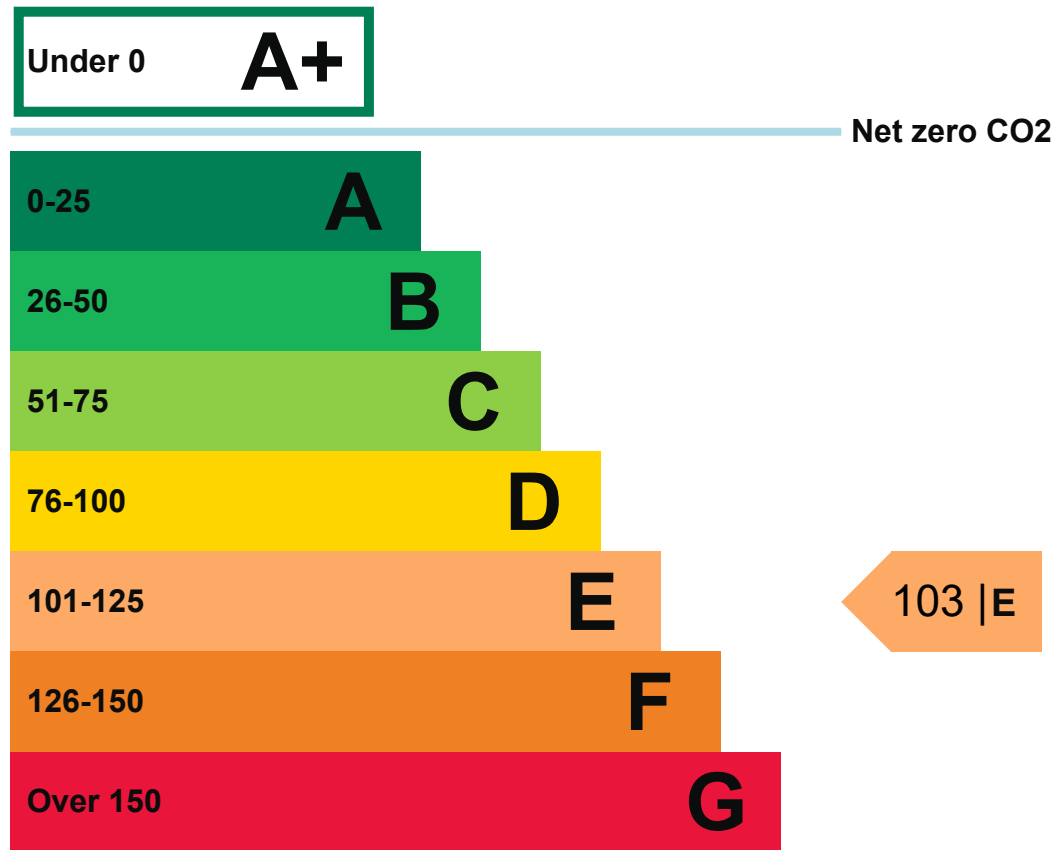
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is E.



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



#### If typical of the existing stock



### Breakdown of this property's energy performance

#### Main heating fuel

Natural Gas

#### Building environment

Air Conditioning

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

204.29

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9476-4052-0679-0790-5905\)](/energy-certificate/9476-4052-0679-0790-5905).

## 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

James.Skinner

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### Telephone

02476233144

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### Email

[james.skinner@wensleylawz.com](mailto:james.skinner@wensleylawz.com)

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## Accreditation scheme contact details

### Accreditation scheme

Northgate

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### Assessor ID

NGIS802084

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### Telephone

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details****Date of assessment**

5 December 2013

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**Date of certificate**

10 December 2013

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**Employer**

Wensley And Lawz Ltd

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**Employer address**

116 Walsgrave Road National Westminster Building Coventry CV2 4ED

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.