Energy performance certificate (EPC)

Tommy Wass Hotel 450 Dewbury Road Leeds LS11 7LJ	Energy rating **C**	Valid until:	**28 December 2035**
		Certificate number:	**1183-2635-0522-6892-6892**

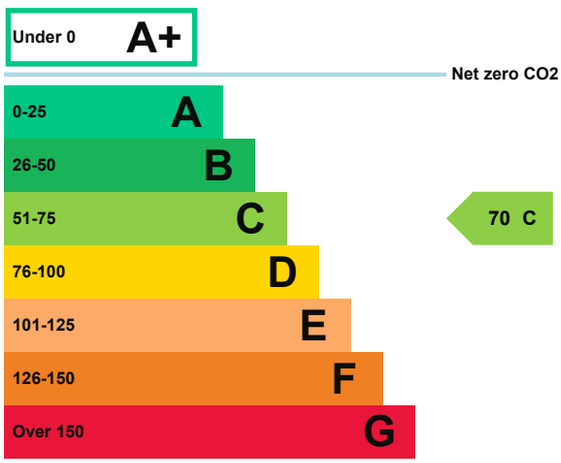
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	433 square metres

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 C.



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	30 B
If typical of the existing stock	119 E

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)	78.59
Primary energy use (kWh/m2 per year)	467

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1626-9620-2848-1592-8533).

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	Adam Smith
Telephone	01982 4669940
Email	asmith@compliance365.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	Quidos Limited
Assessor's ID	QUID212270
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Compliance 365
Employer address	3 Paragon Red Hall Crescent
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 December 2025
Date of certificate	29 December 2025