

Energy performance certificate (EPC)

Scope
45b London Road
BRIGHTON
BN1 4JD

Energy rating

E

Valid until: **16 March 2025**

Certificate number: **9830-3077-0850-0900-6491**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	226 square metres

Rules on letting this property

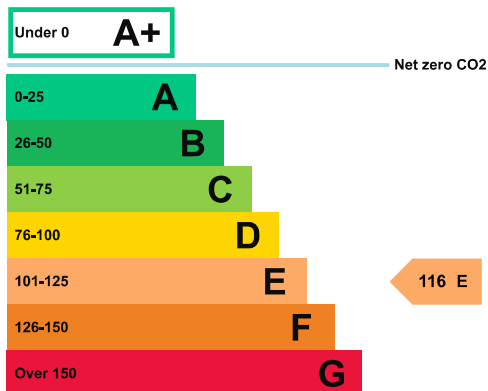
Properties can be let if they have an energy rating from A+ to E.

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

28 B

If typical of the existing stock

83 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	79.02

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0680-0945-3809-0797-4002\)](#).

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	Robert Beatty
Telephone	07768 053030
Email	robertbeatty@mac.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	NHER
Assessor's ID	NHER001373
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Robert Beatty
Employer address	19, Benson Road, Henfield BN5 9HY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 March 2015
Date of certificate	17 March 2015
