

# Energy performance certificate (EPC)

45 DEVONSHIRE ROAD BEXHILL ON SEA TN40 1BD	Energy rating	Valid until: 23 September 2030
	<b>D</b>	Certificate number: 5535-5801-9080-5547-7001

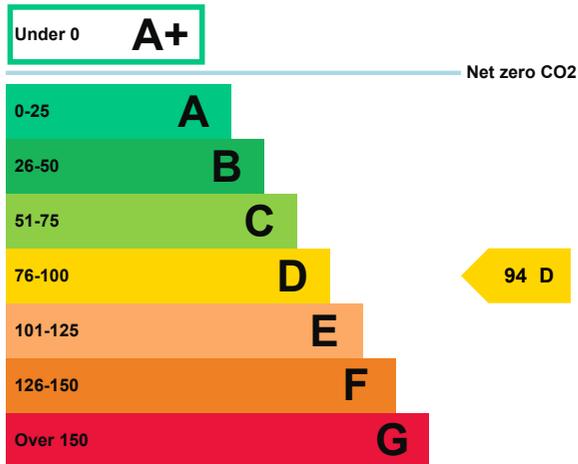
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	350 square metres

## 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

30 B

If typical of the existing stock

88 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	110.54
Primary energy use (kWh/m <sup>2</sup> per year)	650

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1670-2034-1846-1804-3652\)](/energy-certificate/1670-2034-1846-1804-3652).

## 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	Martin Zambrano
Telephone	01335300928
Email	<a href="mailto:martin@luisandbell.co.uk">martin@luisandbell.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	Stroma Certification Ltd
Assessor's ID	STRO033214
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Luis and Bell Surveyors Ltd
Employer address	Ashbourne Business Centre Dig Street Ashbourne Derbyshire DE6 1GF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 August 2020
Date of certificate	24 September 2020