

Energy performance certificate (EPC)

455 Uxbridge Road Hatch End PINNER HA5 4JS	Energy rating	Valid until: 29 October 2035
	B	Certificate number: 9201-5284-6345-8493-4160

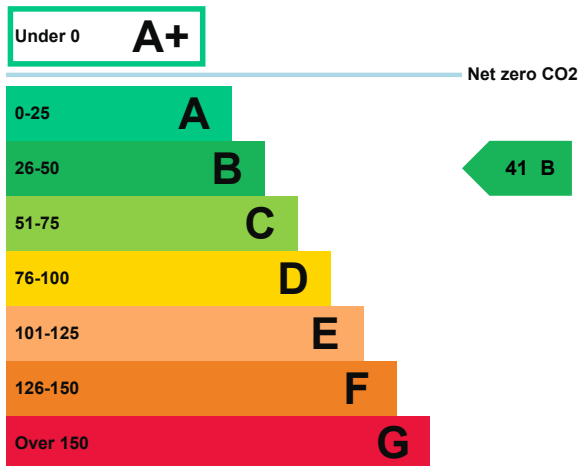
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	137 square metres

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 B.



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

25 A

If typical of the existing stock

101 E

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)	51.7
Primary energy use (kWh/m ² per year)	466

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2586-4190-6854-1493-4421\)](/energy-certificate/2586-4190-6854-1493-4421).

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	Umair Naeem Baig
Telephone	07487693657
Email	umairnaeembaig@gmail.com

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	QUID205018
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	PROPCERT
Employer address	23 Shelson Avenue Feltham TW13 4QS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 October 2025
Date of certificate	30 October 2025