

# Energy performance certificate (EPC)

45 Warwick Street Leamington Spa CV32 5JX	Energy rating  <b>B</b>	Valid until: <b>2 June 2034</b>
		Certificate number: <b>0743-4402- 7415-9729- 5046</b>

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	761 square metres

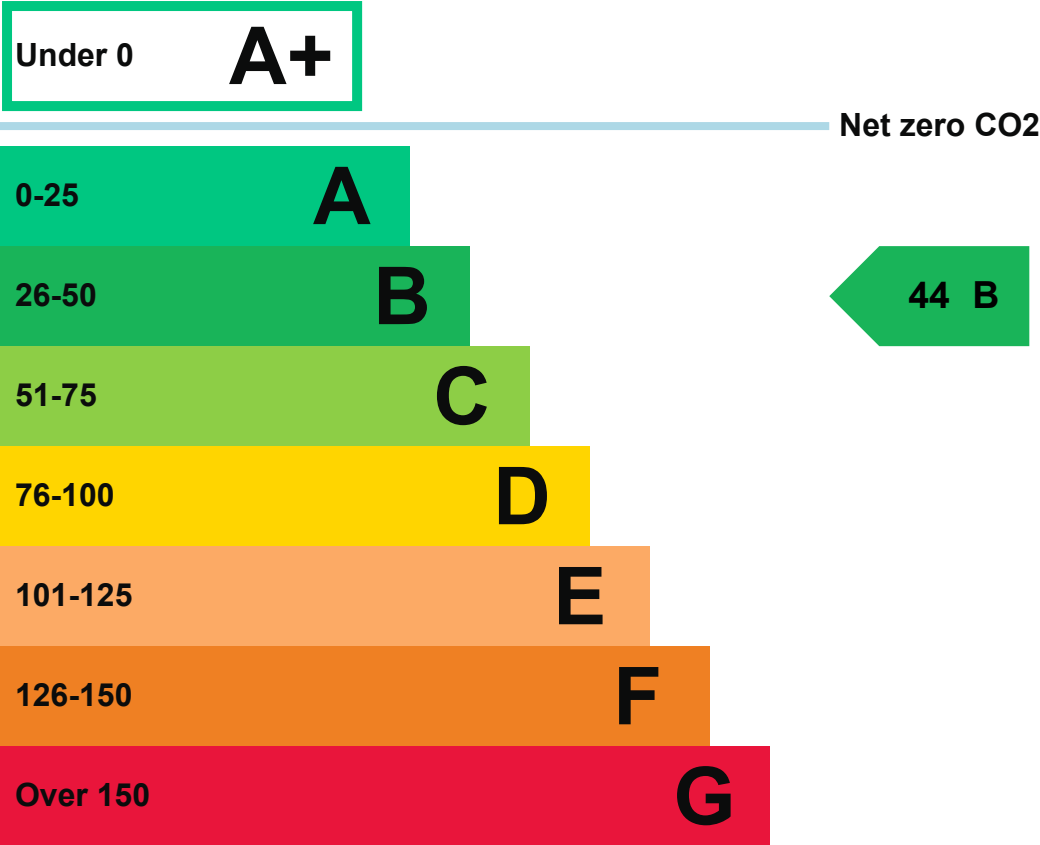
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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	14 A
If typical of the existing stock	58 C

# Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	48.71
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	526

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4789-9409-3911-8369-8490\)](/energy-certificate/4789-9409-3911-8369-8490).

## 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.

<b>Assessor's name</b>	Antony Bruce
<b>Telephone</b>	07877271599
<b>Email</b>	<a href="mailto:antony@coventrypropertysurveys.co.uk">antony@coventrypropertysurveys.co.uk</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/019540
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Employer	Coventry Property Surveys Limited
Employer address	3 The Quadrant, Coventry, West Midlands, CV1 2DY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 May 2024
Date of certificate	3 June 2024

## 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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

### OGI

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