

Energy performance certificate (EPC)

12 West Street
SOUTHEND-ON-SEA
SS2 6HJ

Energy rating

C

Valid until:

31 March 2029

Certificate number:

0098-2676-3230-3900-7103

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

46 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A green arrow points to the 'C' rating bar, which is labeled with the score '73 C'. A horizontal line labeled 'Net zero CO2' is positioned above the 'A+' rating bar.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/0098-2676-3230-3900-7103?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	24 A
If typical of the existing stock	71 C

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 (kgCO2/m2 per year)	101.17
Primary energy use (kWh/m2 per year)	598

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0270-7990-0431-6320-6084\)](#).

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	Muhammad Yaseen
Telephone	(0)7947 259 857
Email	paulyaseen1@yahoo.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	QUID201032
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Muhammad Yaseen
Employer address	31-33 College Road, Harrow, HA1 1EJ, Tel: 0208 908 5141
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 March 2019
Date of certificate	1 April 2019