

Energy performance certificate (EPC)

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|---|---------------------------|---|
| House of Fabrics 81 Lemon Street TRURO TR1 2PN | Energy rating F | Valid until: 5 January 2024 Certificate number: 0596-9722-8230-0390-1703 |
|---|---------------------------|---|

Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **175 square metres**

Rules on letting this property



You may not be able to let this property.

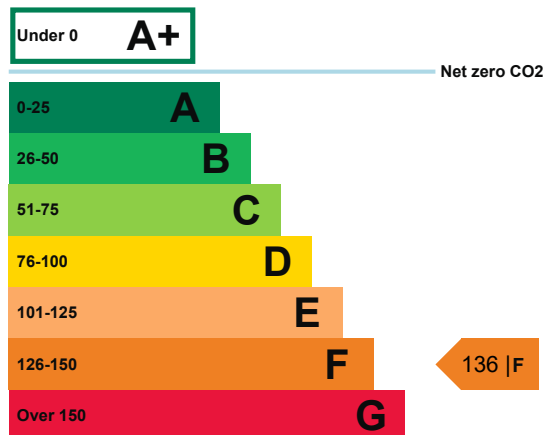
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 | B

If typical of the existing stock

78 | 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 (kgCO₂/m² per year)

114.04

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9920-1935-0487-2020-7064\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

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|-----------------|--|
| Assessor's name | Richard Jeffrey Townsend |
| Telephone | 01872 274 646 |
| Email | jeff@jtbsc.com |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | BRE |
| Assessor ID | BREC400164 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

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|------------------------|---|
| Employer | t/a Building Services Consultancy |
| Employer address | 52 Gwel-an-nans Probus Truro TR2 4ND |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 10 December 2013 |
| Date of certificate | 6 January 2014 |
