Energy performance certificate (EPC)

RAILWAY INN HIGH STREET LLANGEFNI LL77 7NA	Energy rating **B**	Valid until: **17 November 2030** Certificate number: **3553-3705-5083-3526-7304**

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	170 square metres

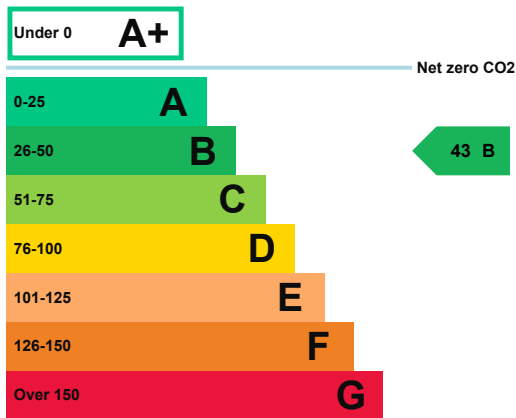## Rules on letting this property

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.

Under 0	**A+**
	Net zero CO2
0-25	**A**
26-50	**B** 43 B
51-75	**C**
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

92 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	63.08
Primary energy use (kWh/m2 per year)	362

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0552-0152-3714-7544-7793).

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	Lionel Braceiner
Telephone	07813139837
Email	lionel@bandheco.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019534
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	lmb commercial ltd
Employer address	60 Cavendish Road, Manchester, M7 4WA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 September 2020
Date of certificate	18 November 2020