

# Energy performance certificate (EPC)

2, Horseshoe Lane  
Thornbury  
BRISTOL  
BS35 2AZ

Energy rating

**E**

Valid until: **31 October 2028**

Certificate number: **0890-0238-0039-7190-4092**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

95 square metres

## Rules on letting this property

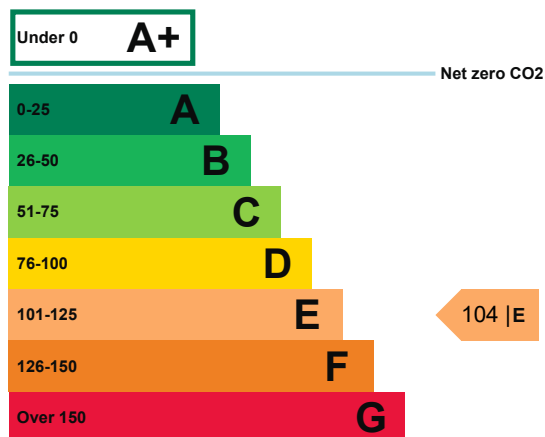
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, 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.

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 | A

If typical of the existing stock

68 | C

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

## 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 <sub>2</sub> /m <sup>2</sup> per year)	111.77
Primary energy use (kWh/m <sup>2</sup> per year)	661

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0497-9200-3140-8090-9803\)](#).

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## 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

Assessor's name David Shaw

### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd  
Assessor ID STRO032640  
Telephone 0330 124 9660  
Email [certification@stroma.com](mailto:certification@stroma.com)

### Assessment details

Employer Core Sustainability  
Employer address Kemp House 152 City Road London EC1V 2NX  
Assessor's declaration The assessor is not related to the owner of the property.  
Date of assessment 18 October 2018  
Date of certificate 1 November 2018

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