

Energy performance certificate (EPC)

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| The Three Crutches Old Watling Street Higham ROCHESTER ME2 3UG | Energy rating C | Valid until: 20 March 2033 <hr/> Certificate number: 0198-3140-7194-8396-1882 |
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Property type Restaurants and Cafes/Drinking Establishments/Takeaways

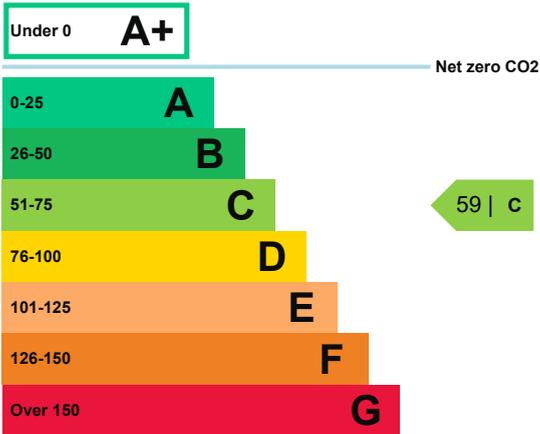
Total floor area 381 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



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 25 | A

If typical of the existing stock 100 | D

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

Breakdown of this property's energy performance

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|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 69.41 |
| Primary energy use (kWh/m ² per year) | 435 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9174-2394-1572-3595-8380\)](#).

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 | Mahammed Ahmed |
| Telephone | 01924 669940 |
| Email | mahmed@compliance365.co.uk |

Accreditation scheme contact details

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|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor ID | STRO035198 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

Assessment details

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|------------------------|---|
| Employer | Compliance 365 |
| Employer address | 6 Mariner Court |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 24 February 2023 |
| Date of certificate | 21 March 2023 |
