

# Energy performance certificate (EPC)

The Bull  
259 London Road  
BEDFORD  
MK42 0PX

Energy rating

**C**

Valid until:

17 July 2028

Certificate number:

9626-3026-0389-0100-7091

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

390 square metres

## Rules on letting this property

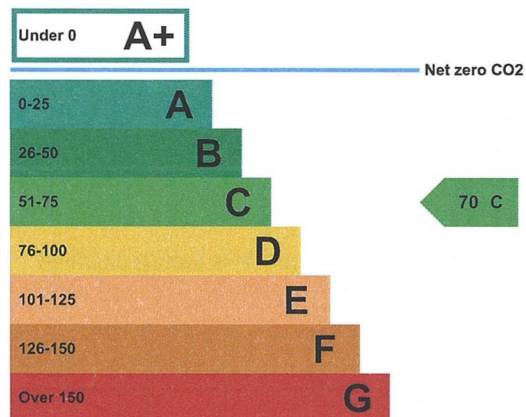
Properties can be let if they have an energy rating from A+ to E.

## 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.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 B

If typical of the existing stock

82 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	128.65
Primary energy use (kWh/m <sup>2</sup> per year)	745

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0760-0148-2399-6296-0002\)](#).

## 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	Philip Smith
Telephone	01924669940
Email	<a href="mailto:psmith@compliance365.co.uk">psmith@compliance365.co.uk</a>

### 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	QUID206719
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Compliance365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 June 2018
Date of certificate	18 July 2018