

Energy performance certificate (EPC)

23 Molesworth Road Stoke PLYMOUTH PL1 5LZ	Energy rating C	Valid until: 5 August 2035
		Certificate number: 2863-1779-3372-1505-2521

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

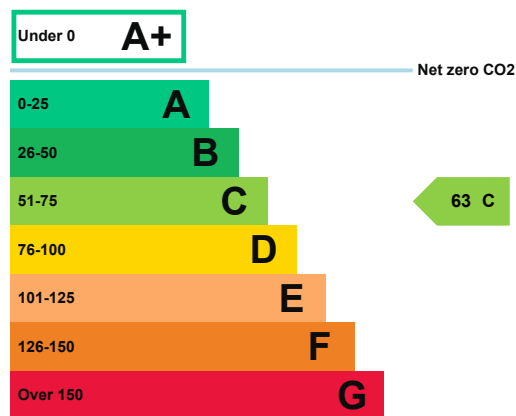
296 square metres

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

27 B

If typical of the existing stock

107 E

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)	50.19
Primary energy use (kWh/m2 per year)	408

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7141-5353-4237-6609-6965\)](#).

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	Michael Quick
Telephone	01752 936236
Email	mick@techsurveys.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/017498
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Tech Surveys UK Limited
Employer address	5 Lower Port View, Saltash, Cornwall, PL12 4BY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 August 2025
Date of certificate	6 August 2025