Energy performance certificate (EPC)

The Bull Market Place BRAINTREE CM7 3HJ	Energy rating **C**	Valid until:	**26 May 2036**
		Certificate number:	**9882-4436-5462-6895-4702**

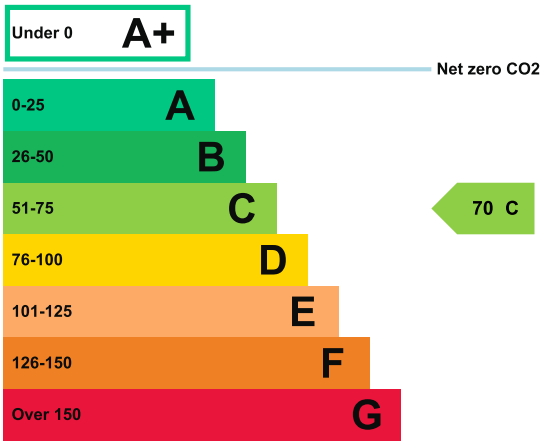
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	608 square metres

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	30 B
If typical of the existing stock	119 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	69.28
Primary energy use (kWh/m2 per year)	488

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9426-9455-6847-8404-8623).

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	Justin Clements
Telephone	08001701201
Email	justin.c@easyepc.org

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	QUID210138
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 May 2026
Date of certificate	27 May 2026

Energy performance certificate (EPC) recommendation report

The Bull Market Place BRAINTREE CM7 3HJ	Report number **9426-9455-6847-8404-8623**
	Valid until **26 May 2036**

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace non-LED bulbs with an LED equivalent with either daylight or motion sensors	High

Property and report details

Report issued on	27 May 2026
Total useful floor area	608 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor’s details

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