

Energy performance certificate (EPC)

Beauty at the Beach 254 Oxford Road READING RG30 1AD	Energy rating D	Valid until: 7 September 2025
		Certificate number: 0010-5983-0315-2860-8084

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	136 square metres

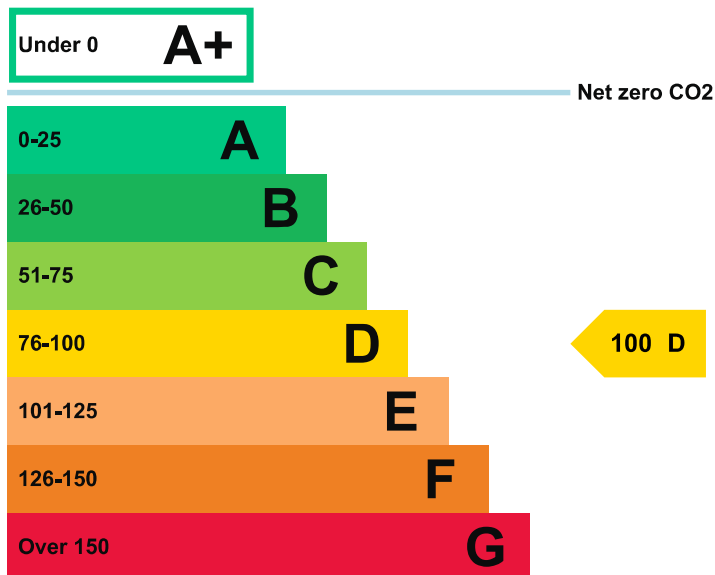
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.



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

26 B

If typical of the existing stock

77 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	168.85

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9528-4061-0851-0800-8305\)](#).

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	Robin Martin
Telephone	07967 233062
Email	chips@antonw.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	NHER
Assessor's ID	NHER003132
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Robin Martin
Employer address	5 Bockenem Close, Thornbury BS35 2XH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 September 2015

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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