

# Energy performance certificate (EPC)

The Three Horseshoes Inn  
21 Drybridge Street  
MONMOUTH  
NP25 5AD

Energy rating

**C**

Valid until: **19 June 2033**

Certificate number: **0753-8513-4655-0040-4604**

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

431 square metres

## Rules on letting this property

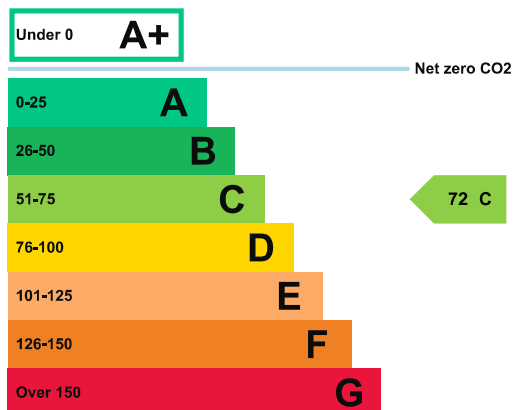
Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is C.

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

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

100 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)

85.36

Primary energy use (kWh/m<sup>2</sup> per year)

684

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9339-6629-4289-3926-2175\)](#).

## 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	Kevin McGrath
Telephone	07789982237
Email	<a href="mailto:kevin.mcgrath@ntlworld.com">kevin.mcgrath@ntlworld.com</a>

### 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/019664
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	K and M Property Services
Employer address	37 Ton Road, Cwmbran, Torfaen, NP44 7LE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 June 2023
Date of certificate	20 June 2023

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