

## Energy performance certificate (EPC)

5-7 Eastborough  
Scarborough  
YO11 1NG

Energy rating

C

Valid until:

18 January 2036

Certificate number:

2956-7246-0860-2332-4488

Property type

Retail/Financial and Professional Services

Total floor area

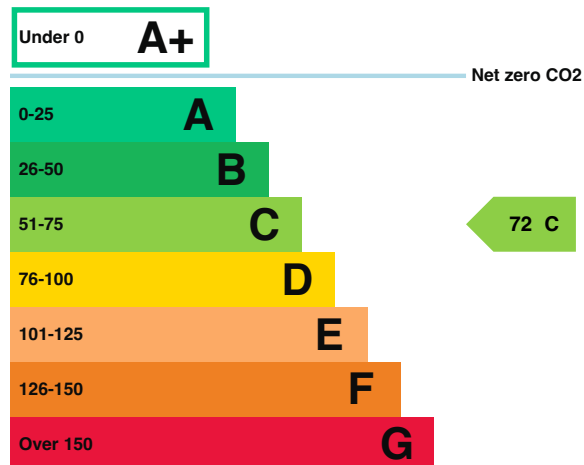
191 square metres

### 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

10 A

If typical of the existing stock

42 B

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 27.61                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 287                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2216-8376-3787-9212-1520\)](#).

## 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 | David Wilson                                                     |
| Telephone       | 07815738049                                                      |
| Email           | <a href="mailto:david@wilsondea.co.uk">david@wilsondea.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 | Sterling Accreditation Ltd                                                         |
| Assessor's ID        | STER000120                                                                         |
| Telephone            | 0161 727 4303                                                                      |
| Email                | <a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Wilson Energy Assessors                                   |
| Employer address       | 18 Westway, Scarborough, North Yorkshire, YO11 3ED        |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 12 January 2026                                           |
| Date of certificate    | 19 January 2026                                           |