

Property Watch

Property Watch - Energy Performance Certificates

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In this issue I would like to concentrate on the topic of Energy Performance Certificates (EPC), which became mandatory since October 2008 when marketing Commercial (non-domestic) Properties for sale or to let. Many Fish & Chip Shop owners were confused as to whether this Government legislation was applicable to their own shops, this was largely due to lack of awareness.

In simple terms I list below the relevant points regarding a Commercial Energy Performance Certificate (Commercial EPC):

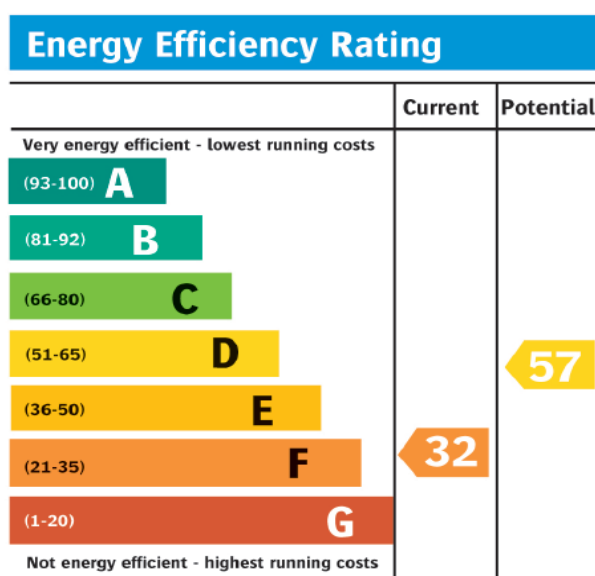
- A commercial Energy Performance Certificate is valid for 10 years and must be made available to a prospective purchaser or tenant whether there is an assignment of an existing lease at the earliest opportunity.
- When property particulars have been prepared or when any written information has been provided in response to a request for information from a serious buyer or tenant.
- When a viewing is under taken.
- Before entering into a contract to sell, let or assign.

The following properties are exempt:

1. Free-standing (completely detached) units under 50 square meters.
2. Places of Worship.
3. When a building is due to be demolished by a prospective buyer.
4. Industrial sites, workshops, non-residential agricultural buildings (not air conditioned or fully heated/cooled)

The commercial Energy Performance Certificate provides the owner of their property and the potential buyer with an energy efficiency rating. This allows for the purchaser to make an informal decision on the carbon consumption of their investment and how they can make potential savings on energy costs.

We at Graveleys have commenced that all our property marketing brochures will display an EPC graph.



Although the commercial EPC requirement has been mandatory since 2008 many tenants and freeholders of Fish & Chip Shops have chosen to ignore it. The penalty for failing to make an EPC available to a prospective buyer or tenant when selling or letting non-dwellings is fixed, in most cases these are 12.5% of the rateable value of the property. These findings are supposed to be enforced by Trading Standards.

If you require further information regarding an EPC and the relevant costs please contact our Leeds office.

