



0

Bedroom



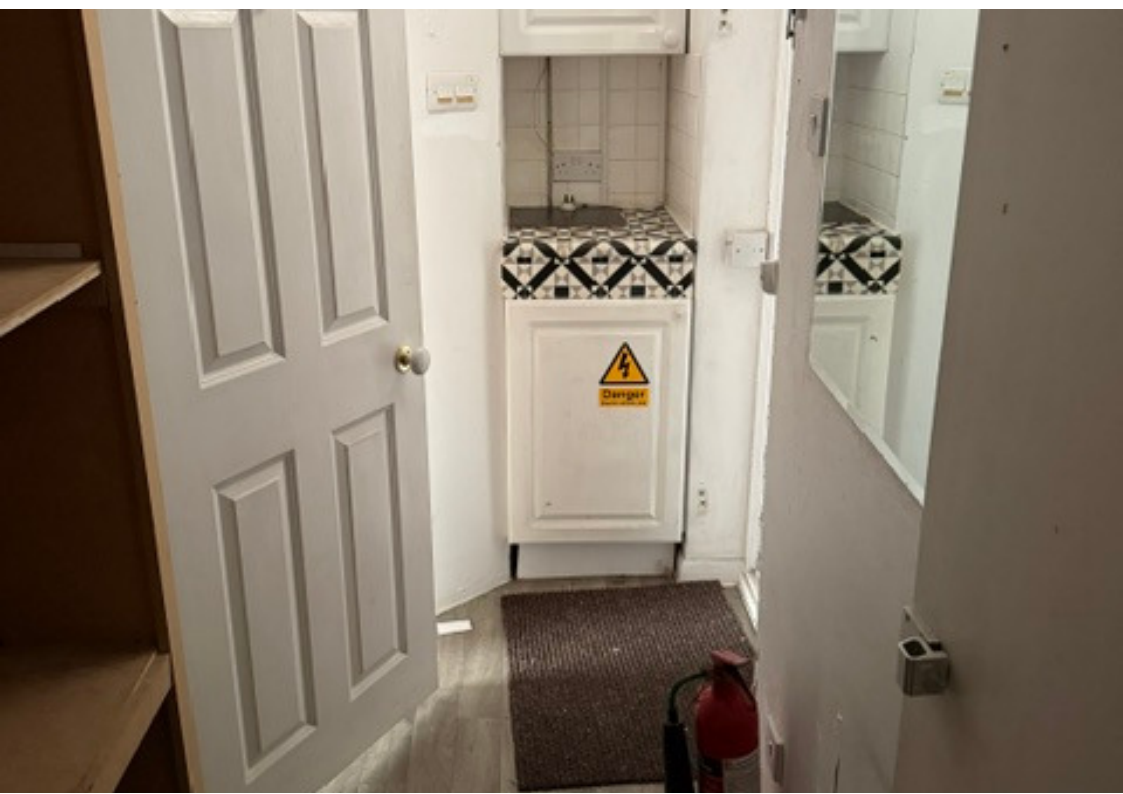
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Bathroom



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Receptions



Shop for rent in central Mengham.

Shop front on to main high street.

Rear pedestrian access to parking space at rear.

W/C and small kitchen area.

FRI lease

Insurance contribution payable annually.



Tel : 023 9246 5951

Email : office@haylingproperty.co.uk

Address : 16 Mengham Road, Hayling Island, Hampshire, PO11 9BL



Energy performance certificate (EPC)

46 Mengham Road
HAYLING ISLAND
PO11 9BL

Energy rating

A

Valid until:

6 May 2033

Certificate number:

4620-0250-0433-2002-1743

Property type	Retail/Financial and Professional Services
Total floor area	42 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 A.

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.

The figure shows a horizontal bar chart representing the energy rating scale. The bars are color-coded and labeled with ratings and score ranges. A green arrow labeled 'Net zero CO2' points to the '24 A' mark on the scale.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

How this property compares to others

Properties similar to this one could have ratings:

If newly built	13 A
If typical of the existing stock	52 C

1 of 2

10/09/2026, 12:30

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 ₂ /m ² per year)	39.2
Primary energy use (kWh/m ² per year)	424

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0054-1206-2407-0244-2304\)](#).

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	Mr Mohammad Alamgir Hossain
Telephone	07956520436
Email	villagegreendeal@gmail.com

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	QUID206787
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Village Green Deal Limited
Employer address	63, Cornwall Road, Portsmouth, PO1 5AR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 May 2023
Date of certificate	7 May 2023

Energy performance certificate (EPC) recommendation report

46 Mengham Road
HAYLING ISLAND
PO11 9BL

Report number
0054-1206-2407-0244-2304

Valid until
6 May 2033

Energy rating and EPC

This property’s energy rating is A.

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

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Low
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low

Property and report details

Report issued on	7 May 2023
Total useful floor area	42 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Mr Mohammad Alamgir Hossain
Telephone	07956520436
Email	villagegreendeal@gmail.com
Employer's name	Village Green Deal Limited
Employer's address	63, Cornwall Road, Portsmouth, PO1 5AR
Assessor ID	QUID206787
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Accreditation scheme	Quidos Limited