

**ODEON CINEMA, 166 LONDON ROAD, ST. ALBANS, AL1 1PQ**

**ENERGY PERFORMANCE CERTIFICATE STATEMENT**

Wattsdown Limited considers that Energy Performance Certificates are not required in respect of the sale of the above property on the basis that the Seller is able to demonstrate that:

1. the building is to be sold or let with vacant possession; and
2. the building is suitable for demolition and the resulting site is suitable for redevelopment; and
3. Wattsdown believe, on reasonable grounds, that any prospective buyer intends to demolish the building (having regard to the nature of the sale and the extant planning permissions that exist).