

# Energy performance certificate (EPC)

Jessops Bakery 13 High Street Kirton BOSTON PE20 1DR	Energy rating <b>F</b>	Valid until: <b>30 September 2031</b> Certificate number: <b>6136-6318-4503-3551-7134</b>
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Property type A1/A2 Retail and Financial/Professional services

Total floor area 227 square metres

## Rules on letting this property

**!** You may not be able to let this property.

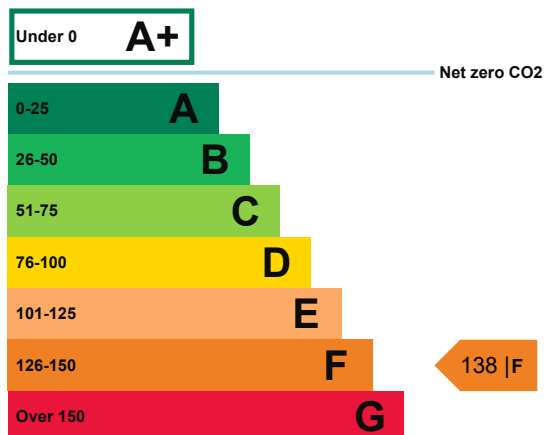
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is F.



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

33 | B

If typical of the existing stock

95 | D

## 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)

70.78

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

419

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1956-0681-8969-4918-4280\)](/energy-certificate/1956-0681-8969-4918-4280).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Leanne Wells
Telephone	07763913515
Email	<a href="mailto:leanne@epcservicesonline.com">leanne@epcservicesonline.com</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO002253
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	EPC Services
Employer address	Aldergrove, Dozens Bank, West Pinchbeck, Spalding, PE11 3NF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 September 2021
Date of certificate	1 October 2021

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