

# Energy performance certificate (EPC)

13 MARKET ROW  
SAFFRON WALDEN  
CB10 1HB

Energy rating

**D**

Valid until:

**27 May 2031**

Certificate number:

**0920-2151-0438-5002-1973**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

54 square metres

## Rules on letting this property

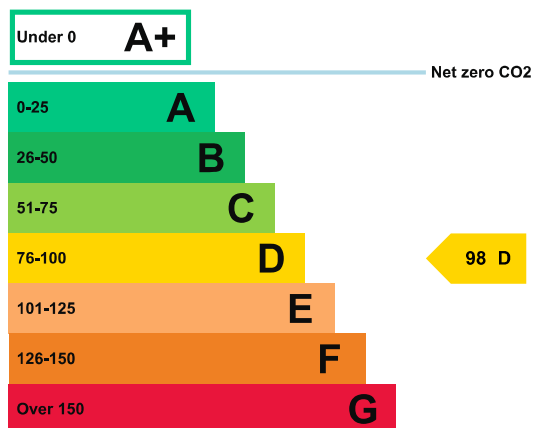
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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

**25 A**

If typical of the existing stock

**72 C**

## 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)	120.99
Primary energy use (kWh/m <sup>2</sup> per year)	716

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0250-1209-2409-1547-1804\)](/energy-certificate/0250-1209-2409-1547-1804).

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## 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	Robert Sims
Telephone	0203 397 8220
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.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	Quidos Limited
Assessor's ID	QUID206427
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Prop Cert
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 May 2021
Date of certificate	28 May 2021

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