

# Energy performance certificate (EPC)

Unit 6b Royal Oak Place Granby Road BAKEWELL DE45 1ES	Energy rating	Valid until: <b>26 August 2034</b>
	<b>B</b>	Certificate number: <b>1154-8990-0166-1821-2949</b>

<b>Property type</b>	Retail/Financial and Professional Services
<b>Total floor area</b>	78 square metres

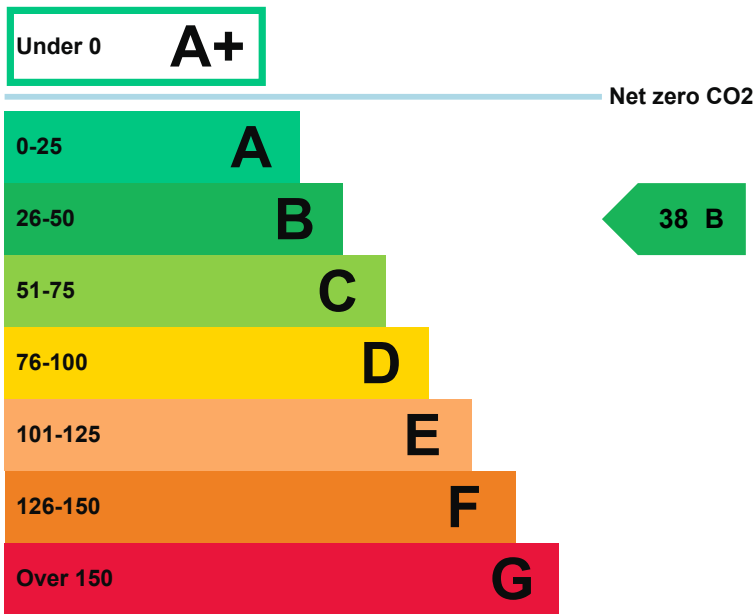
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B.



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

1 A

If typical of the existing stock

5 A

## 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)	16.68
Primary energy use (kWh/m <sup>2</sup> per year)	175

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8770-0589-6225-5516-9750\)](#).

## 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	Danny Hopkinson
Telephone	07426 081187
Email	<a href="mailto:danny@homes-property.co.uk">danny@homes-property.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	QUID204810
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Homes Property & Energy Assessments
Employer address	The Gate House, Matlock Green, Matlock, DE4 3BT

<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	22 August 2024
<b>Date of certificate</b>	27 August 2024

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<b>Certificate number</b>	<a href="#">0421-0814-6330-3100-9003 (/energy-certificate/0421-0814-6330-3100-9003)</a>
<b>Valid until</b>	12 September 2030

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[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGL

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