

Energy performance certificate (EPC)

49-51 Main Street KESWICK CA12 5DS	Energy rating D	Valid until: 10 August 2033
		Certificate number: 1964-1958-3112-0281-8412

Property type

Retail/Financial and
Professional Services

Total floor area

475 square metres

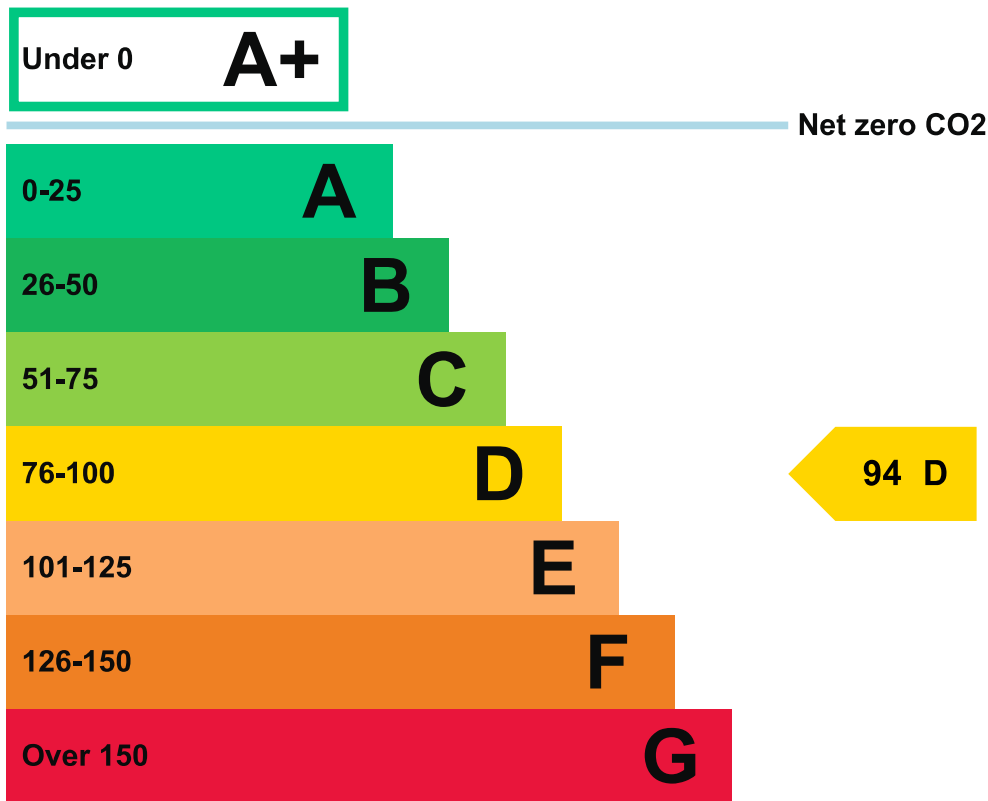
Rules on letting this property

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 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

6 A

If typical of the existing stock

24 A

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	19.31
Primary energy use (kWh/m² per year)	208

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2397-2740-2023-8830-4381\)](/energy-certificate/2397-2740-2023-8830-4381).

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	Andrew Dugdale
Telephone	07495470554
Email	hello@a2gepc.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025523
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer

Employer address

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

30 January 2023

Date of certificate

11 August 2023

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0030-4976-0397-2950-0034 \(/energy-certificate/0030-4976-0397-2950-0034\)](#)

Expired on

1 July 2023



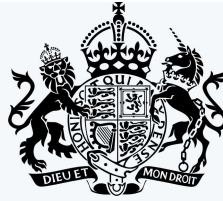
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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