

Energy performance certificate (EPC)

3 Tithebarn Street KESWICK CA12 5ED	Energy rating C	Valid until: 17 May 2033
		Certificate number: 1049-9427-0684-6704-4232

Property type

Retail/Financial and
Professional Services

Total floor area

70 square metres

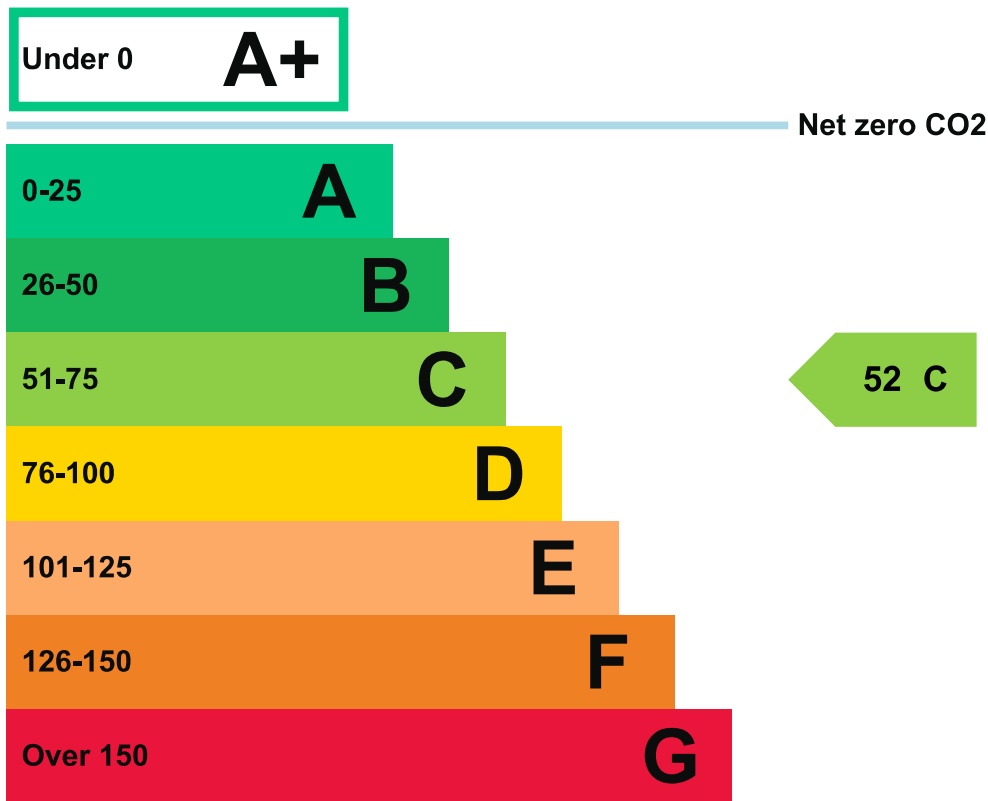
Rules on letting this property

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 C.



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

14 A

If typical of the existing stock

55 C

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)	14.52
Primary energy use (kWh/m² per year)	157

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1780-3711-4565-9071-8944\)](/energy-certificate/1780-3711-4565-9071-8944).

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	Nick Caine
Telephone	0190 061 479
Email	info@caineconsulting.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO000008
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Caine Consulting Engineers Ltd
Employer address	7 East Avenue, High Harrington, Workington, CUMBRIA, CA14 5PJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 May 2023
Date of certificate	18 May 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	0090-4944-0367-4420-7000 (/energy-certificate/0090-4944-0367-4420-7000)
Expired on	6 January 2023



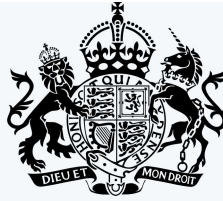
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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

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

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