

Energy performance certificate (EPC)

Ground Floor Blake House Bath Street BAKEWELL DE45 1BX	Energy rating F	Valid until: 20 September 2035
		Certificate number: 2204-7492-0789-8315-6044

Property type Offices and Workshop Businesses

Total floor area 48 square metres

Rules on letting this property

! You may not be able to let this property.

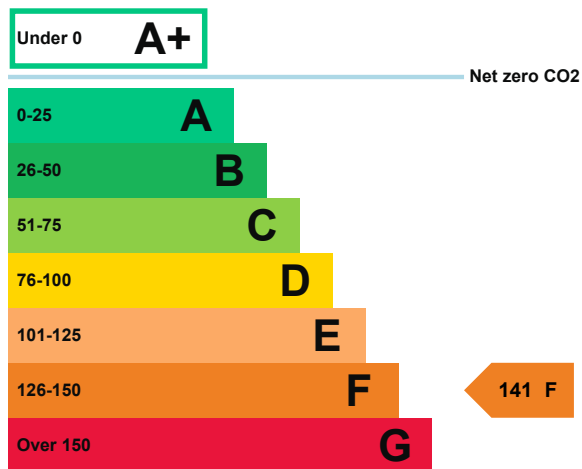
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 rating and score

This property's energy rating is F.



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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	55.35
Primary energy use (kWh/m2 per year)	336

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4663-2171-6624-2441-9345\)](#).

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	danny@homes-property.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	Quidos Limited
Assessor's ID	QUID204810
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Homes Surveys
Employer address	8 Garton Mill Drive, Matlock, DE4 5PT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 September 2025
Date of certificate	21 September 2025