

Energy performance certificate (EPC)

35 High Street SPILSBY PE23 5JH	Energy rating	Valid until: 21 April 2036
	D	Certificate number: 6005-6534-4169-2905-6607

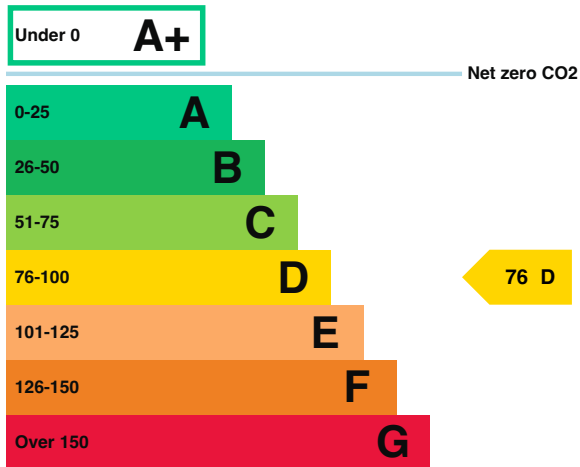
Property type	Retail/Financial and Professional Services
Total floor area	677 square metres

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

10 A

If typical of the existing stock

42 B

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 ₂ /m ² per year)	35.97
Primary energy use (kWh/m ² per year)	311

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5047-1747-5644-2305-8586\)](#).

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	Rachel Bircumshaw
Telephone	07483863690
Email	rachel.bircumshaw@btinternet.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/024228
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Rachel Bircumshaw
Employer address	5 Rowan Way, Boston, Lincolnshire, PE21 9DH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 April 2026
Date of certificate	22 April 2026