

# Energy performance certificate (EPC)

83 Easton Street HIGH WYCOMBE HP11 1LT	Energy rating <b>B</b>	Valid until: <b>28 May 2035</b>
		Certificate number: <b>9816-2035-3002-0525-8602</b>

Property type Retail/Financial and Professional Services

Total floor area 39 square metres

## Rules on letting this property

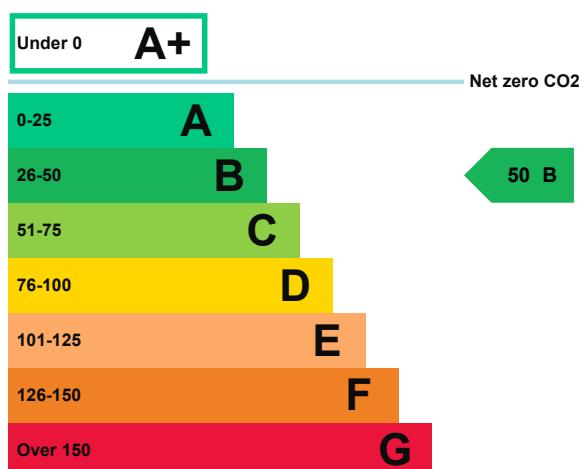
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is 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

3 A

If typical of the existing stock

12 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 (kgCO2/m <sup>2</sup> per year)	32.62
Primary energy use (kWh/m <sup>2</sup> per year)	340

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9820-2053-0546-8002-1563\)](#).

## 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	IBR Property Services Ltd.
Telephone	07877413412
Email	<a href="mailto:ahmd_64@yahoo.com">ahmd_64@yahoo.com</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	QUID203990
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

Employer	IBR Property Services Ltd.
Employer address	<a href="http://www.ibrps.co.uk">www.ibrps.co.uk</a>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 May 2025
Date of certificate	29 May 2025