

Energy performance certificate (EPC)

48A HIGH TOWN ROAD LUTON LU2 0DE	Energy rating	Valid until: 13 June 2031
	D	Certificate number: 3820-9065-0136-9002-1993

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	50 square metres

Rules on letting this property

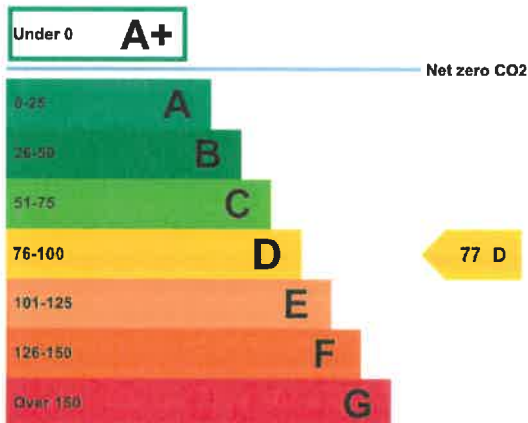
Properties can be let if they have an energy rating from A+ to E.

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	21 A
If typical of the existing stock	62 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	108.99
Primary energy use (kWh/m ² per year)	637

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0963-1208-2409-5919-0604\)](#).

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	Afrim Beqiri
Telephone	07865078830
Email	meontheweb1@gmail.com

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	QUID207153
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	A Rated Property Services LTD
Employer address	95 Lowry Crescent, CR4 3NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 June 2021
Date of certificate	14 June 2021