

# Energy performance certificate (EPC)

Santander UK Plc  
46 Market Place  
WISBECH  
PE13 1DP

Energy rating

**C**

Valid until: **18 August 2023**

Certificate number: **0810-0737-5019-6808-6006**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

279 square metres

## Rules on letting this property

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

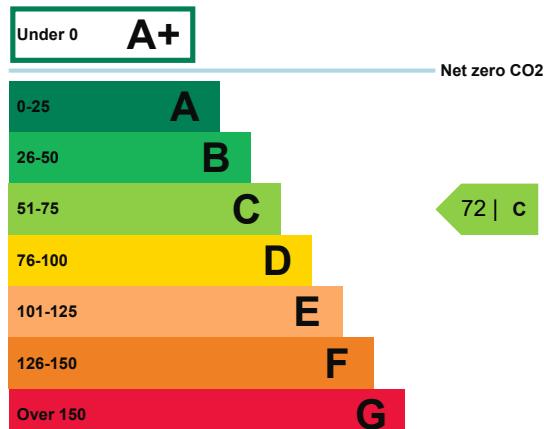
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

## Energy efficiency rating for this property

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

This property's current energy rating is C.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 | B

If typical of the existing stock

74 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m <sup>2</sup> per year)	62.84

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0080-1906-0417-5880-7060\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name **Martin Phipps**

### Accreditation scheme contact details

Accreditation scheme **Stroma Certification Ltd**  
Assessor ID **STRO002750**  
Telephone **0330 124 9660**  
Email [certification@stroma.com](mailto:certification@stroma.com)

### Assessment details

Employer **The EPC Group**  
Employer address **Suite 9, Thyme Court, 205 Holders Hill Road,  
London, NW7 1NJ**  
Assessor's declaration **The assessor is employed by the property owner.**  
Date of assessment **8 August 2013**  
Date of certificate **19 August 2013**

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