

# Energy performance certificate (EPC)

|                                                               |                           |                                                     |
|---------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| 29-31 Baker Street<br>Gorleston<br>GREAT YARMOUTH<br>NR31 6QT | Energy rating<br><b>D</b> | Valid until: <b>6 May 2035</b>                      |
|                                                               |                           | Certificate number: <b>6762-2407-4652-7379-7994</b> |

Property type

Retail/Financial and Professional Services

Total floor area

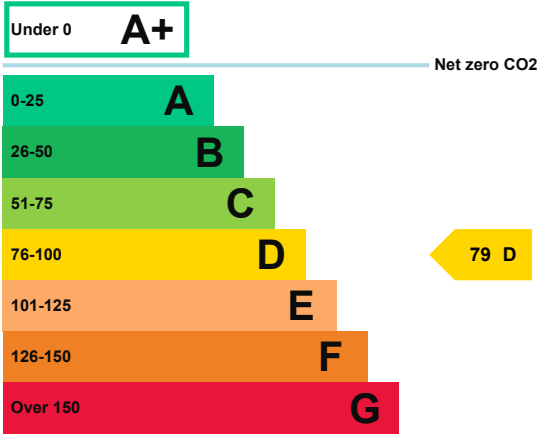
242 square metres

## 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                   | 8 A  |
| If typical of the existing stock | 34 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 (kgCO2/m2 per year) | 27.98                           |
| Primary energy use (kWh/m2 per year)       | 293                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0920-4430-5766-0003-0320\)](/energy-certificate/0920-4430-5766-0003-0320).

## 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 | Leigh Sewell                                                               |
| Telephone       | 0781 8070445                                                               |
| Email           | <a href="mailto:ths-consulting@hotmail.com">ths-consulting@hotmail.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 | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/022230                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | THS Consulting                                            |
| Employer address       | 190 The Avenue, Lowestoft, Suffolk, NR33 7LW              |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 8 April 2025                                              |
| Date of certificate    | 7 May 2025                                                |

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