# Energy performance certificate (EPC)

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| 2 Market Place<br>Botesdale<br>DISS<br>IP22 1BT | Energy rating<br>**C** | Valid until: | **20 October 2036** |
| | | Certificate number: | **7619-8722-3103-0967-9509** |

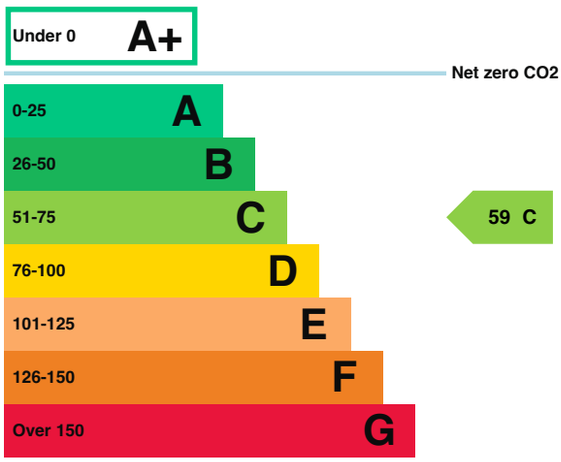
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|---|---|
| Property type | Retail/Financial and Professional Services |
| Total floor area | 109 square metres |

## 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 C.




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:

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| If newly built | 14 A |
| If typical of the existing stock | 55 C |

## Breakdown of this property's energy performance

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|---|---|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 32.49 |
| Primary energy use (kWh/m2 per year) | 338 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0961-0692-1650-5636-4170).

## 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.

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|---|---|
| Assessor's name | Paul Simpson |
| Telephone | 07384113613 |
| Email | paul@epcmarketing.co.uk |

### Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/035087 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

| | |
|---|---|
| Employer | EPC Marketing Ltd |
| Employer address | Elm House, 8 Street Farm Close, Tunstall, Suffolk, IP12 2LD |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 14 October 2026 |
| Date of certificate | 21 October 2026 |