

Energy performance certificate (EPC)

12 London Road Downham Market PE38 9AW	Energy rating B	Valid until: 28 August 2035
		Certificate number: 5663-2529-6196-1072-0234

Property type	Retail/Financial and Professional Services
Total floor area	62 square metres

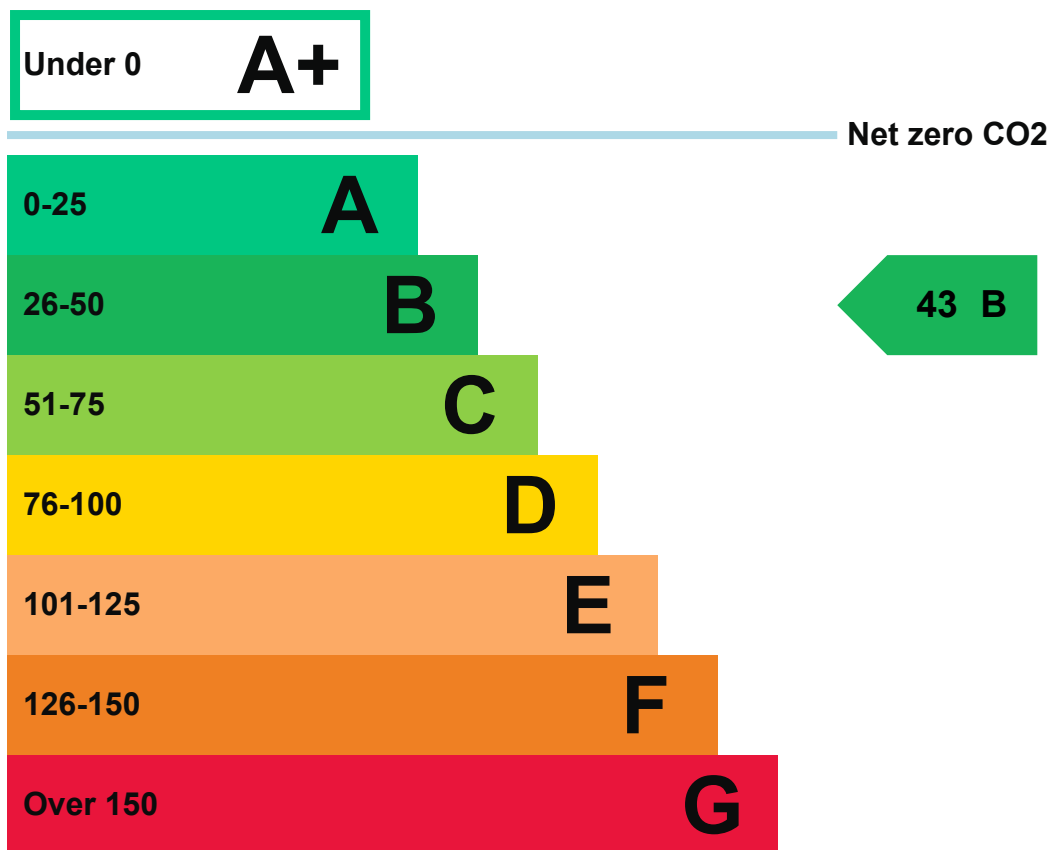
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

8 A

If typical of the existing stock

30 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 (kgCO ₂ /m ² per year)	16.84
Primary energy use (kWh/m ² per year)	176

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1208-5513-3538-9022-5137\)](/energy-certificate/1208-5513-3538-9022-5137).

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	Gary Ryan
Telephone	01483608870
Email	gary@energyassessuk.com

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/002004
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Assess UK Ltd
Employer address	Unit 102, The Mayford Centre, Woking. GU22 0PP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 August 2025
Date of certificate	29 August 2025

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9345-3022-0218-0890-1295 (/energy-certificate/9345-3022-0218-0890-1295)
Valid until	3 January 2030



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