

# Energy performance certificate (EPC)

102 High Street  
LOWESTOFT  
NR32 1XW

Energy rating

**D**

Valid until:

9 March 2034

Certificate  
number:

5189-8357-2028-4221-  
4780

Property type

Retail/Financial and Professional Services

Total floor area

86 square metres

## Rules on letting this property

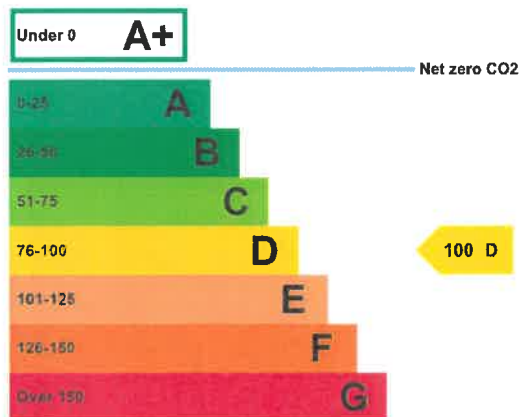
Properties can be let if they have an energy rating from A+ to E.

## 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

20 A

If typical of the existing stock

81 D

## 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 <sub>2</sub> /m <sup>2</sup> per year)	43.25
Primary energy use (kWh/m <sup>2</sup> per year)	298

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7701-1662-3096-2057-3577\)](/energy-certificate/7701-1662-3096-2057-3577).

## 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	John Denby
Telephone	07434 283713
Email	<a href="mailto:john.denby@ecea.co.uk">john.denby@ecea.co.uk</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/028113
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	East Coast Energy Assessors
Employer address	3 Old School Court, Lowestoft, NR33 0DH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 March 2024
Date of certificate	10 March 2024

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