

Energy performance certificate (EPC)

4 Smallgate
BECCLES
NR34 9AB

Energy rating

B

Valid until: **28 August 2033**

Certificate number: **9005-8525-8103-5306-1501**

Property type

Retail/Financial and Professional Services

Total floor area

30 square metres

Rules on letting this property

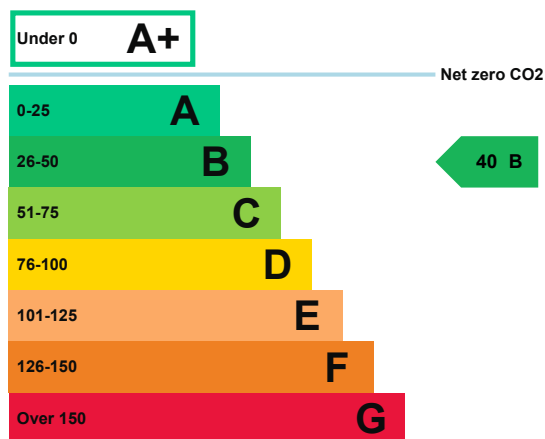
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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

-1 A+

If typical of the existing stock

-3 A+

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)

29

Primary energy use (kWh/m² per year)

303

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7343-7132-8415-8824-9299\)](#).

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	Martyn Green
Telephone	01493 509 375
Email	martyn.green@alexander-green.org.uk

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/015466
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Alexander Green Surveyors Ltd
Employer address	8 Sunflower Close Gorleston on Sea Norfolk NR31 8BJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 August 2023
Date of certificate	29 August 2023
