Energy performance certificate (EPC)

397 Cowbridge Road East Canton CARDIFF CF5 1JG	Energy rating **C**	Valid until:	**19 September 2036**
		Certificate number:	**2110-3891-4160-6004-6095**

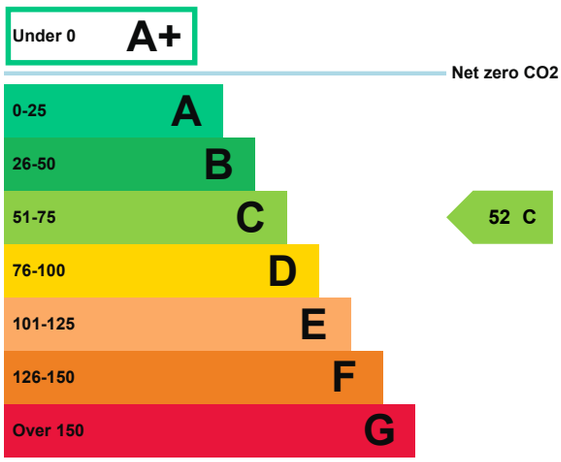
Property type	Retail/Financial and Professional Services
Total floor area	68 square metres

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:

If newly built	**21 A**
If typical of the existing stock	**98 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 (kgCO2/m2 per year)	21.74
Primary energy use (kWh/m2 per year)	167

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8614-4046-1102-0991-0606).

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	Matthew Hodges
Telephone	0203 397 8220
Email	support@propcert.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID212487
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Low Zero Carbon Consultants
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 September 2026
Date of certificate	20 September 2026