

# Energy performance certificate (EPC)

490a Halliwell Road  
BOLTON  
BL1 8AN

Energy rating

**E**

Valid until: **27 October 2032**

Certificate number: **2828-8401-2624-3145-5717**

|                  |  |
|------------------|--|
| Property type    | Retail/Financial and Professional Services |
| Total floor area | 120 square metres                          |

## Rules on letting this property

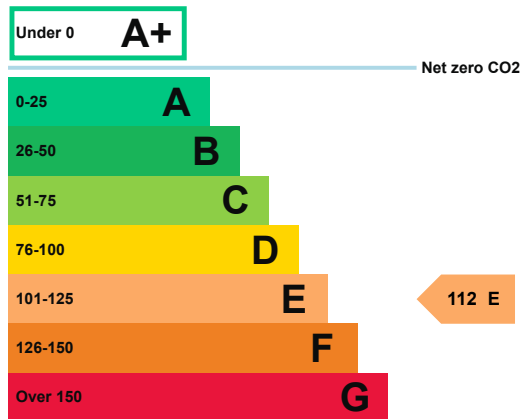
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is E.

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

**18 A**

If typical of the existing stock

**71 C**

## 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) | 56.34                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 328                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6462-1029-6304-9446-5928\)](#).

## 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 Maddock   |
| Telephone       | 01772696745  |
| Email           | <a href="mailto:john@e-missionltd.co.uk">john@e-missionltd.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 | Stroma Certification Ltd   |
| Assessor's ID        | STRO001673   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | E-mission GB Ltd  |
| Employer address       | 22 The Ferns Walton Park Preston PR5 5QT                  |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 25 October 2022   |
| Date of certificate    | 28 October 2022   |