

Energy performance certificate (EPC)

198 Leigh Road LEIGH WN7 1SH	Energy rating D	Valid until: 16 October 2034
		Certificate number: 3546-8771-4549-7058-4116

Property type **Retail/Financial and Professional Services**

Total floor area **91 square metres**

Rules on letting this property

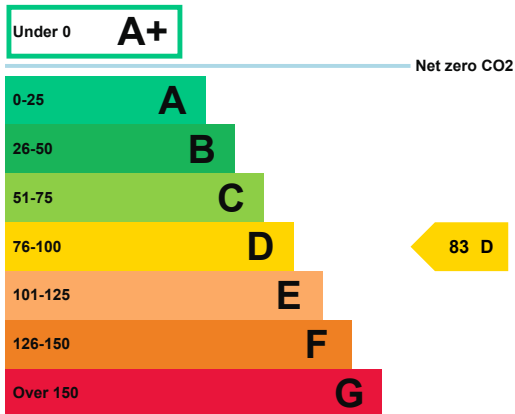
Properties can be let if they have an energy rating from A+ to E.

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

24 A

If typical of the existing stock

94 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)	44.68
Primary energy use (kWh/m2 per year)	277

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1200-2845-0476-7301-5198\)](/energy-certificate/1200-2845-0476-7301-5198).

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	Rudi Aleksander Nystad
Telephone	07899 653 746
Email	enquiries@edwardsenergydirect.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025020
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Edwards Energy Direct LTD
Employer address	1 Selby Place, Berrington House, Skelmersdale, WN8 8EF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 October 2024
Date of certificate	17 October 2024