

Energy performance certificate (EPC)

Shoemakers Court
Back Square Street
RAMSBOTTOM
BL0 9FZ

Energy rating

C

Valid until: 26 June 2032

Certificate number: 4165-8793-8328-7681-8097

Property type

Retail/Financial and Professional Services

Total floor area

152 square metres

Rules on letting this property

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

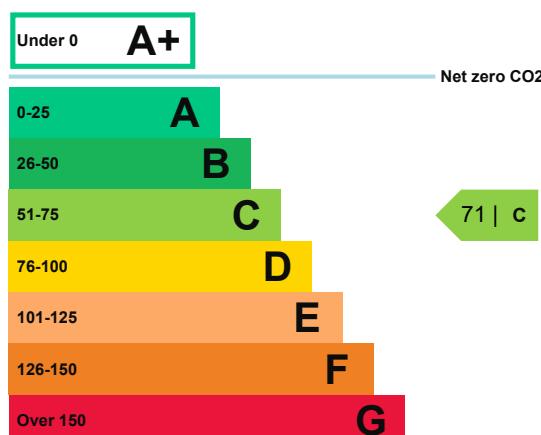
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

This property's current energy rating is C.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

6 | A

If typical of the existing stock

26 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

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 (kgCO ₂ /m ² per year) | 35.47 |
| Primary energy use (kWh/m ² per year) | 370 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0434-7056-2458-3342-2325\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

| | |
|-----------------|--|
| Assessor's name | Lionel Braceiner |
| Telephone | 0161 702 3813 |
| Email | lionel@lmbenergyassessors.co.uk |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/019534 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|---|
| Employer | lmb commercial ltd |
| Employer address | 60 Cavendish Road, Manchester, M7 4WA |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 27 June 2022 |
| Date of certificate | 27 June 2022 |