

## Energy performance certificate (EPC)



**This certificate is not valid. A new certificate has replaced this one.**

See the new certificate by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)

### Get help with certificates for this property

If you need help finding the new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

[dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk)

Telephone: 020 3829 0748

<p>The Chip Pan 70 Station Road Garswood Ashton-In-Makerfield WIGAN WN4 0SD</p>	<p>Energy rating</p> <p><b>D</b></p>	<p>Valid until: <b>21 June 2031</b></p> <hr/> <p>Certificate number: <b>3050-3437-5310-1314-6560</b></p>
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Property type

A1/A2 Retail and Financial/Professional services

Total floor area

35 square metres

### Rules on letting this property

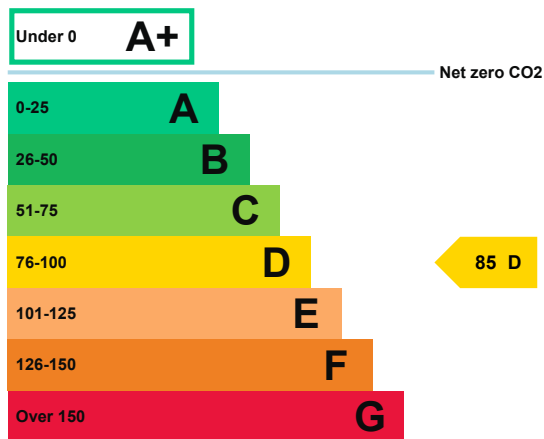
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is 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



If typical of the existing stock



## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	94.82
Primary energy use (kWh/m <sup>2</sup> per year)	556

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8724-4612-3485-9728-4495\)](#).

## 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	Andrew Graves
Telephone	0161 706 0298
Email	<a href="mailto:andy@completesustainability.co.uk">andy@completesustainability.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	CIBSE Certification Limited
Assessor's ID	LCEA164832
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Complete Sustainability Solutions
Employer address	76 King Street, Manchester, M2 4NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 June 2021
Date of certificate	22 June 2021

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