

Energy performance certificate (EPC)

8-10 Crompton Street WIGAN WN1 1YP	Energy rating <h1>E</h1>	Valid until: 18 December 2032 <hr/> Certificate number: 6597-2967-6716-5340-8182
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Property type Retail/Financial and Professional Services

Total floor area 174 square metres

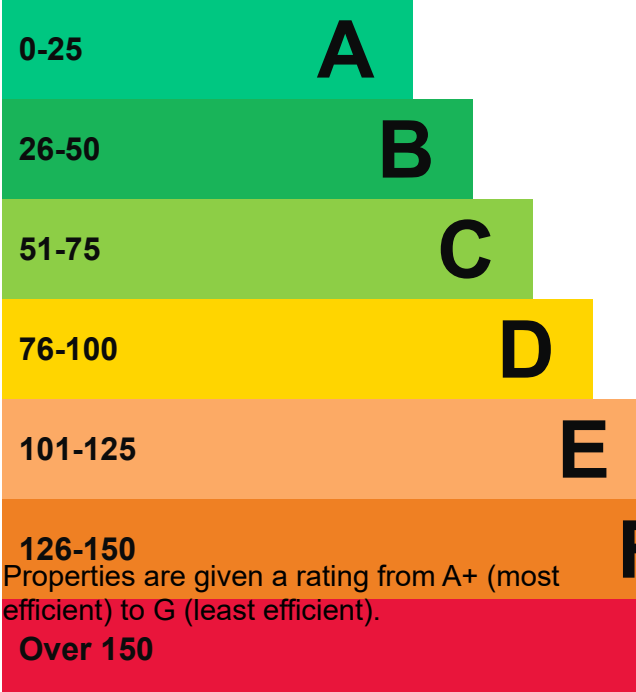
Rules on letting this property

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

Energy efficiency rating for this

Under 0 **A+**

This property's current energy rating is E



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

How this property compares to others

Properties similar to this one could have ratings:

If newly built **14 | A**

If typical of the existing stock **54 | 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 ₂ /m ² per year)	51.33
Primary energy use (kWh/m ² per year)	405

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1874-1888-8754-7385-0965\)](#).

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	Stephen Edwards
Telephone	07899 653 746
Email	enquiries@edwardsenergydirect.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/018407
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

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	16 December 2022
Date of certificate	19 December 2022
