

Energy performance certificate (EPC)

8 Orrell Road
ORRELL
WN5 8HD

Energy rating

B

Valid until: **2 May 2034**

Certificate number: **2109-8822-5633-2395-8871**

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

Total floor area **65 square metres**

Rules on letting this property

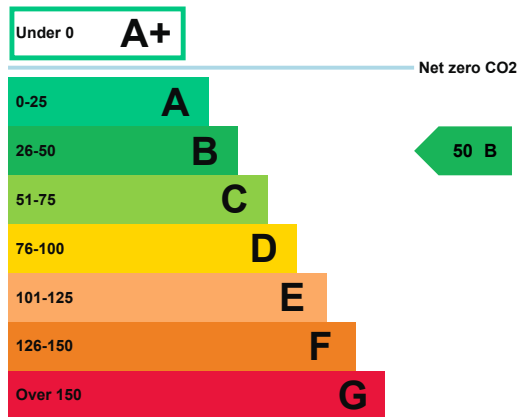
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

15 A

If typical of the existing stock

61 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) | 14.57 |
| Primary energy use (kWh/m ² per year) | 111 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5750-1448-6706-0184-7206\)](#).

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 | Mr P A Reid |
| Telephone | 01695 624 423 |
| Email | preid@epcwigan.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/027471 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Energy Audits Ltd |
| Employer address | PO Box 765, Wigan WN1 9RY |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 3 May 2024 |
| Date of certificate | 3 May 2024 |