Energy performance certificate (EPC)

2 Great Underbank
STOCKPORT
SK1 1LW

Energy rating

C

Valid until: **2 December 2034**

Certificate number: **8937-9012-5045-5280-6228**

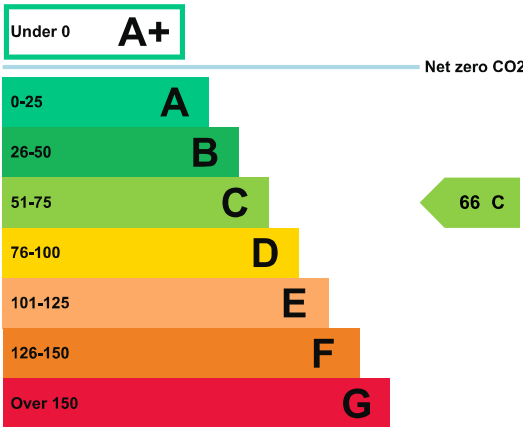| Property type	Retail/Financial and Professional Services
Total floor area	61 square metres

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 C.

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.

Under 0	**A+**
	Net zero CO2
0-25	**A**
26-50	**B**
51-75	**C** — 66 C
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

How this property compares to others

Properties similar to this one could have ratings:

If newly built

1 A

If typical of the existing stock

6 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	18.95
Primary energy use (kWh/m2 per year)	204

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2802-7126-5519-9743-2809).

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	Joel Higgins
Telephone	07947478462
Email	manchesterepcnw@gmail.com

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/029650
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Manchester EPC NW
Employer address	22 Clovelly Road, Swinton, Manchester, M27 0FU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 December 2024
Date of certificate	3 December 2024