

Energy performance certificate (EPC)

71 Church Street Horwich BOLTON BL6 6AA	Energy rating <div>B</div>	Valid until: 2 May 2033
		Certificate number: 2829-5642-2233-8144-9939

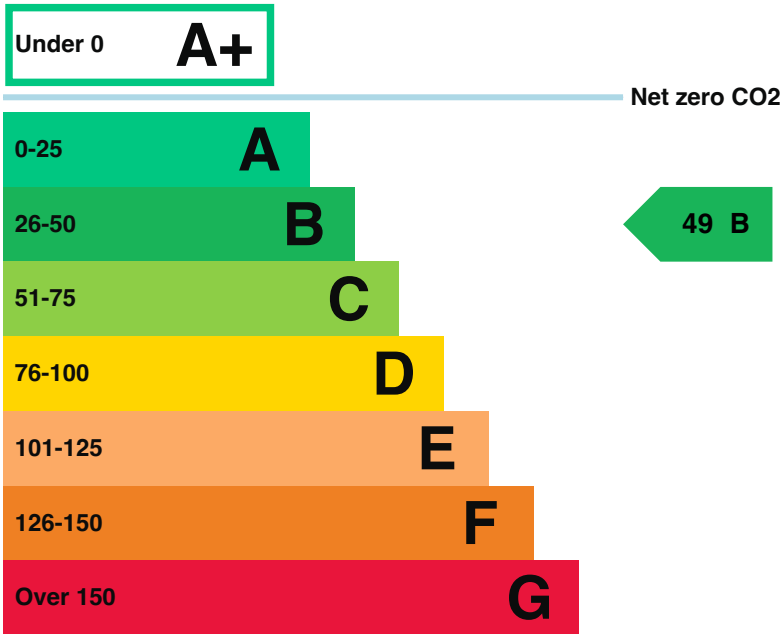
Property type	Retail/Financial and Professional Services
Total floor area	346 square metres

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



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	20.24
Primary energy use (kWh/m2 per year)	141

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3867-9362-1714-3375-0835\)](#).

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	Jay Ramsden
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Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO006838
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Green-R Ltd
Employer address	83 Ducie Road, Manchester M1 2JQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 April 2023
Date of certificate	3 May 2023