

Energy performance certificate (EPC)

305, Bury Old Road
Preston
MANCHESTER
M3 7EQ

Energy rating
C

Valid until: 12 November 2029

Certificate number: 9331-3889-012-0090-7895

Property type: A1/A2 Retail and Financial/Professional services

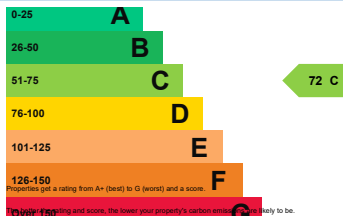
Total floor area: 129 square metres

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 C.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 A

If typical of the existing stock

72 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 (kgCO₂/m² per year): 47.51

Primary energy use (kWh/m² per year): 278

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/67390/0441_3029_18998_0001.pdf) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/67390/0441_3029_18998_0001.pdf).

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
Telephone
Email

Joel Neumann
07792592152
joel@epecsolutions.co.uk

Contacting the accreditation scheme

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

Stroma Certification Ltd
8 TRUD032686
0330 124 9660
www.stroma.com

About this assessment

Employer
Employer address
Assessor's declaration
Date of assessment
Date of certificate

Epc national Limited
Blair mill Lane 2C Heywood Heywood Old road OL10 2QQ
The assessor is not related to the owner of the property.
13 November 2019
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