

Energy performance certificate (EPC)

1-3, Library Street
WIGAN
WN1 1NN

Energy rating

D

Valid until:

9 January 2028

Certificate
number:

**0090-1926-0398-9170-
2040**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

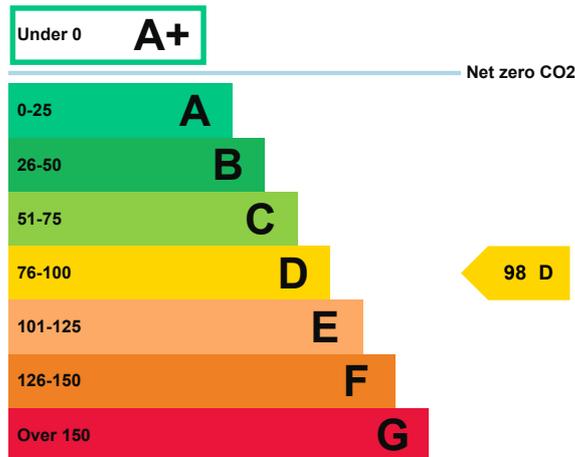
94 square metres

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 D.



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

29 B

If typical of the existing stock

84 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	122.23
Primary energy use (kWh/m ² per year)	723

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9194-4079-0289-0200-1601\)](/energy-certificate/9194-4079-0289-0200-1601).

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	Michael Harrison
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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	STRO002224
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Oaklodge Energy Ltd
Employer address	2a Mount Pleasant St Oswlatwistle BB5 3EN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 January 2018
Date of certificate	10 January 2018