

Energy performance certificate (EPC)

52 Princess Street
LEIGH
WN7 2RA

Energy rating

C

Valid until:

28 August 2035

Certificate number:

8643-9079-7186-9645-5136

Property type

Offices and Workshop Businesses

Total floor area

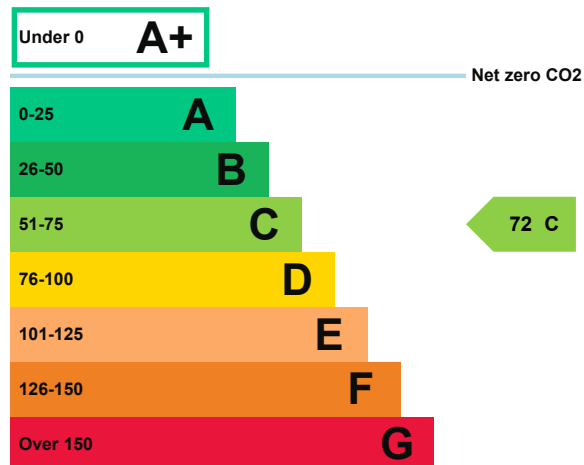
20 square metres

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.

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)	17.44
Primary energy use (kWh/m ² per year)	118

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5640-0611-1429-0397-1235\)](#).

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	Jannson Reilly
Telephone	07796255337
Email	j.reilly@homeassessments.org.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/018564
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Home Assessments
Employer address	31 Aylesbury Crescent, Hindley Green, Wigan, Lancashire, WN2 4TY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 August 2025
Date of certificate	29 August 2025