

Energy performance certificate (EPC)

86/86a Bury Old Road Whitefield MANCHESTER M45 6TQ	Energy rating D	Valid until: 14 October 2030 Certificate number: 0484-9822-5430-2224-1756
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Property type

A1/A2 Retail and Financial/Professional services

Total floor area

123 square metres

Rules on letting this property

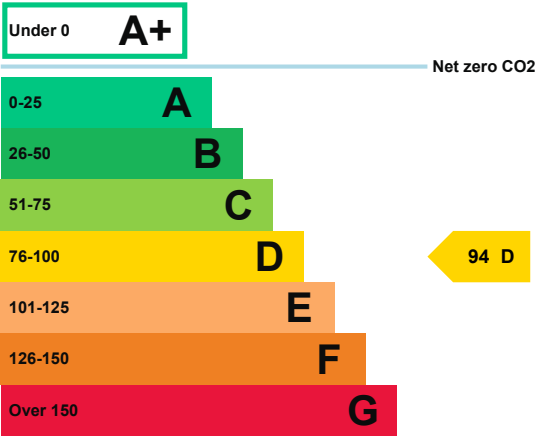
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is 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

36 B

If typical of the existing stock

105 E

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)	57.76
Primary energy use (kWh/m2 per year)	338

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2920-4785-0342-8974-1980\)](#).

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 Neumann

Telephone

07792592152

Email

joel@epcnational.co.uk

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

STRO032686

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Employer

Epc National Limited

Employer address

Unit 2c Birch Mill Heywood Old Road Manchester
OL10 2QQ

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

14 October 2020

Date of certificate

15 October 2020
