

Energy performance certificate (EPC)

13 Manchester Road HYDE SK14 1BA	Energy rating D	Valid until: 7 May 2036
		Certificate number: 6897-1163-3948-8166-5554

Property type

General Assembly and Leisure, Night Clubs, and Theatres

Total floor area

516 square metres

Rules on letting this property

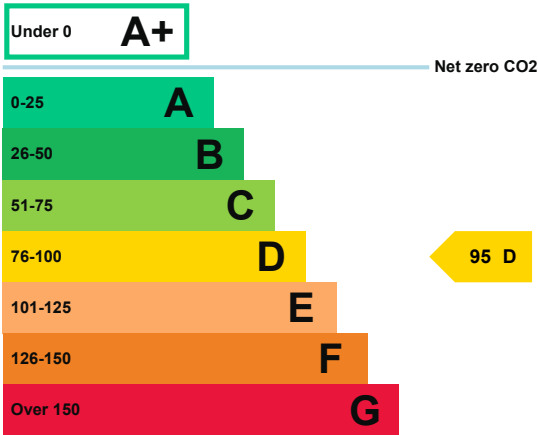
Properties can be let if they have an energy rating from A+ to E.

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	23 A
If typical of the existing stock	91 D

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)	63.69
Primary energy use (kWh/m2 per year)	434

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7100-0926-4790-1570-1367\)](#).

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	Kyran Cassidy
Telephone	07517004529
Email	kyran@future-building.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	ECMK
Assessor's ID	ECMK307682
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Future Building Ltd
Employer address	Jactin House 24 Hood St Ancoats Manchester M4 6WX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 May 2026
Date of certificate	8 May 2026
