

Energy performance certificate (EPC)

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| 3 Garswood Street Ashton-in-Makerfield WIGAN WN4 9AF | Energy rating | Valid until: 4 March 2028 |
| | E | Certificate number: 0070-2926-0398-2530-1060 |

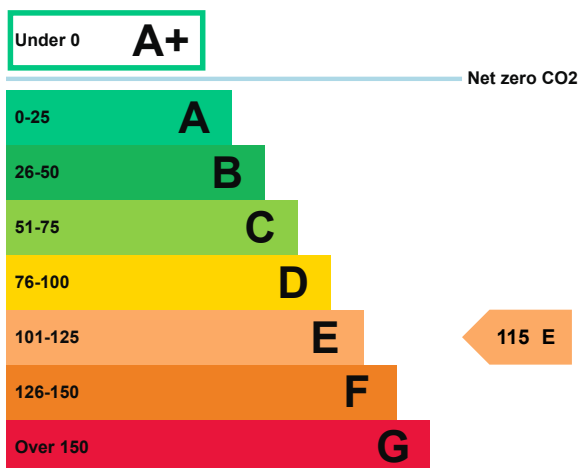
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| Property type | A1/A2 Retail and Financial/Professional services |
| Total floor area | 31 square metres |

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 E.



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

31 B

If typical of the existing stock

90 D

Breakdown of this property's energy performance

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| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 178.32 |
| Primary energy use (kWh/m ² per year) | 1055 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9226-4037-0289-0100-5601\)](/energy-certificate/9226-4037-0289-0100-5601).

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.

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|-----------------|---------------|
| Assessor's name | Kenneth Frith |
|-----------------|---------------|

Contacting the accreditation scheme

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

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| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO001414 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|---|
| Employer | Clear Energy Reports |
| Employer address | 18 Warren Drive, Appleton, Warrington, WA4 5BN |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 5 March 2018 |
| Date of certificate | 5 March 2018 |