# Energy performance certificate (EPC)

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| Unit 2<br>49 Church Street<br>Eccles<br>MANCHESTER<br>M30 0BJ | Energy rating<br>**B** | Valid until: | **19 October 2030** |
| | | Certificate number: | **8519-7213-5434-8699-5971** |

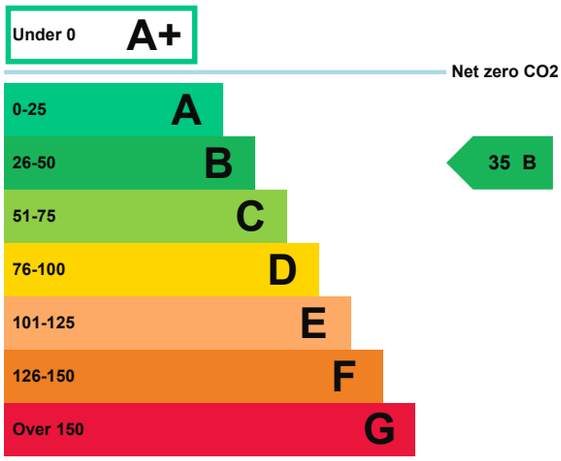
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|---|---|
| Property type | A1/A2 Retail and Financial/Professional services |
| Total floor area | 71 square metres |

## 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 B.




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:

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| If newly built | **29 B** |
| If typical of the existing stock | **86 D** |

## Breakdown of this property's energy performance

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|---|---|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 4 |
| Building emission rate (kgCO2/m2 per year) | 49.98 |
| Primary energy use (kWh/m2 per year) | 292 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2125-3573-2376-8394-4292).

## 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 | Daniel Watt |
| Telephone | 01614 343 103 |
| Email | dan.w@wece.co.uk |

### 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 | STRO026464 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

| | |
|---|---|
| Employer | Watt Energy & Consulting Engineers |
| Employer address | 40 King Street, Manchester, M26BA |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 20 October 2020 |
| Date of certificate | 20 October 2020 |