

# Energy performance certificate (EPC)

4-6 Buxton Road  
STOCKPORT  
SK2 6NU

Energy rating

C

Valid until: 29 May 2027

Certificate number: 0750-7960-0323-5050-3080

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

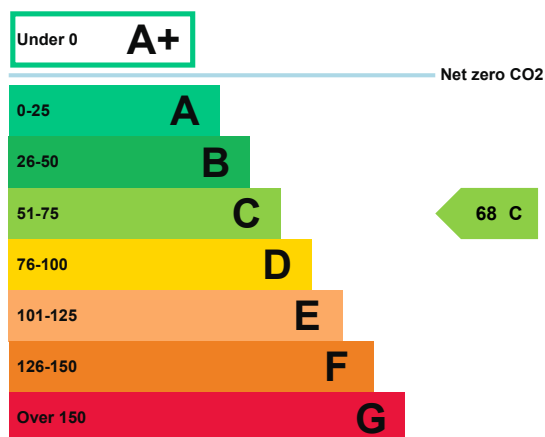
523 square metres

## 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

18 A

If typical of the existing stock

53 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 (kgCO2/m2 per year) | 83.75                           |
| Primary energy use (kWh/m2 per year)       | 487                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9758-4055-0632-0300-0071\)](/energy-certificate/9758-4055-0632-0300-0071).

## 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 | Lionel Braceiner                                                 |
| Telephone       | 07813139837                                                      |
| Email           | <a href="mailto:lionel@bandheco.co.uk">lionel@bandheco.co.uk</a> |

### 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/019534                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Imb commercial ltd                                        |
| Employer address       | 60 Cavendish Road, Manchester, M7 4WA                     |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 30 May 2017                                               |
| Date of certificate    | 30 May 2017                                               |

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