

Energy performance certificate (EPC)

41 Bute Street SALFORD M50 1DU	Energy rating D	Valid until:	12 April 2028
		Certificate number:	9286-3004- 0084-0500- 7101

Property type B8 Storage or Distribution

Total floor area 292 square metres

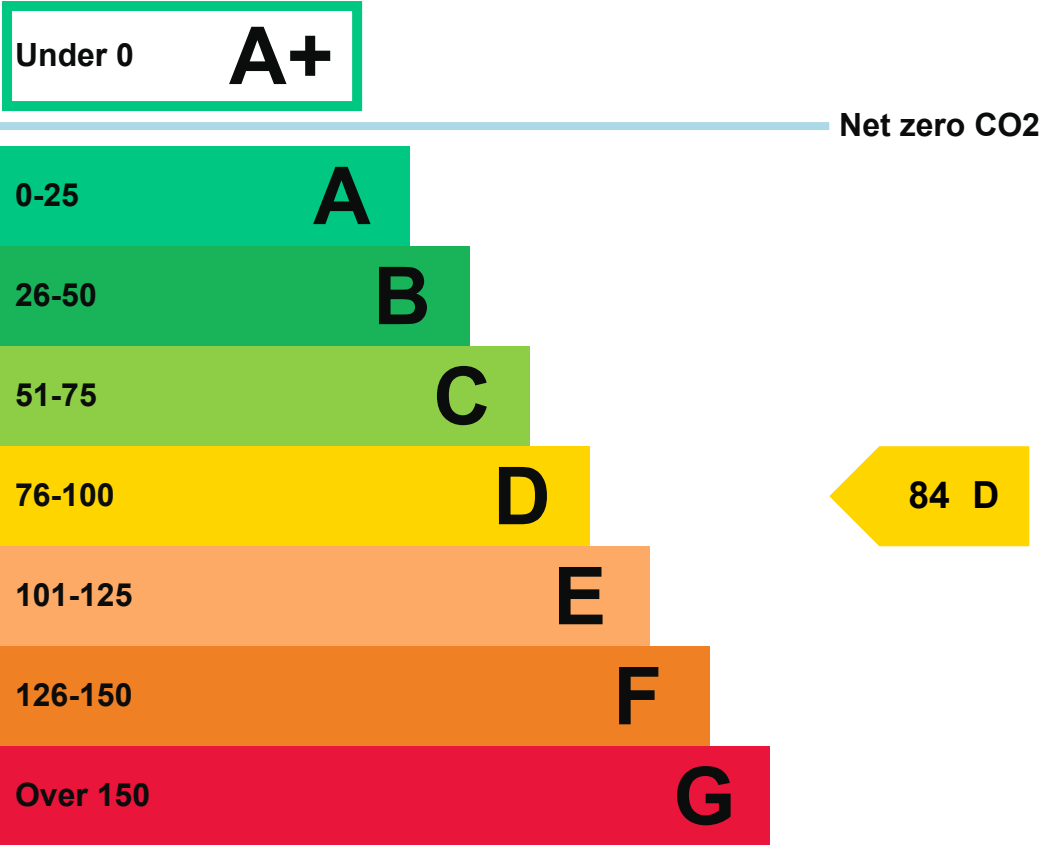
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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	30 B
If typical of the existing stock	89 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	68.87
Primary energy use (kWh/m² per year)	407

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0720-0548-8049-6004-1002\)](/energy-certificate/0720-0548-8049-6004-1002).

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	James Leggat
Telephone	0800 566 8001
Email	info@justepc.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019180
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	JustEPC
Employer address	4th Floor Merchant Exchange Macclesfield SK11 6JX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 April 2018
Date of certificate	13 April 2018

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0770-2901-0349-8900-5060 (/energy-certificate/0770-2901-0349-8900-5060)
Expired on	6 April 2021



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