

## Energy performance certificate (EPC)

181 Monton Road  
ECCLES  
M30 9PN

Energy rating

**B**

Valid until:

**4 September 2035**

Certificate number:

**7101-5511-8062-9737-0193**

Property type

Retail/Financial and Professional Services

Total floor area

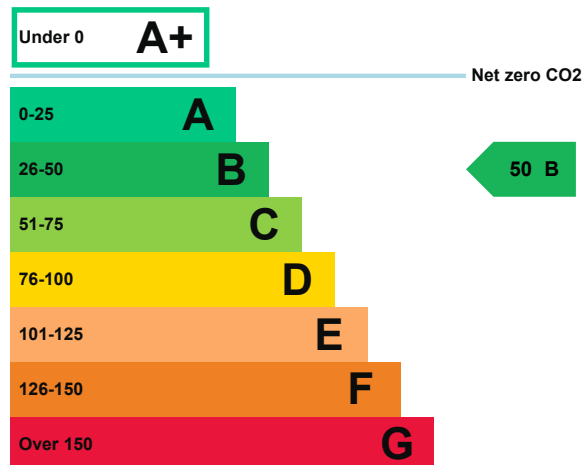
93 square metres

### 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:

If newly built

**8 A**

If typical of the existing stock

**32 B**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	20.44
Primary energy use (kWh/m <sup>2</sup> per year)	215

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2388-0514-0014-0109-9787\)](/energy-certificate/2388-0514-0014-0109-9787).

## 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	Joel Higgins
Telephone	07947478462
Email	<a href="mailto:manchesterepcnw@gmail.com">manchesterepcnw@gmail.com</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/029650
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Manchester EPC NW
Employer address	22 Clovelly Road, Swinton, Manchester, M27 0FU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 September 2025
Date of certificate	5 September 2025