

Energy performance certificate (EPC)

4 Winckley Court Chapel Street PRESTON PR1 8BU	Energy rating C	Valid until: 22 July 2028 Certificate number: 9638-3043-0889-0200-1591
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Property type A1/A2 Retail and Financial/Professional services

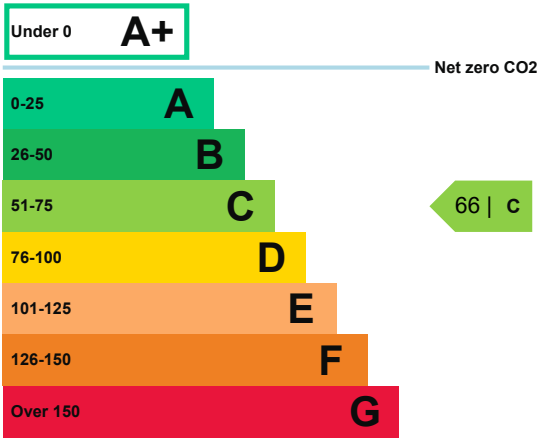
Total floor area 189 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 23 | A

If typical of the existing stock 67 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	54.49
Primary energy use (kWh/m ² per year)	317

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0160-0248-3899-8493-5002\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Neil Austin - 01253 486 919
Telephone	01253486919
Email	neil.austin@ener-services.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/017379
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Ener-Services
Employer address	Airey House Shepherd Road Lytham St Annes FY8 3ST
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 July 2018
Date of certificate	23 July 2018
