

Energy performance certificate (EPC)

277 Bryn Road
ASHTON-IN-MAKERFIELD
WN4 8BS

Energy rating

F

Valid until: **7 June 2033**

Certificate number: **5104-2453-9857-4622-5088**

Property type

Retail/Financial and Professional Services

Total floor area

111 square metres

Rules on letting this property



You may not be able to let this property.

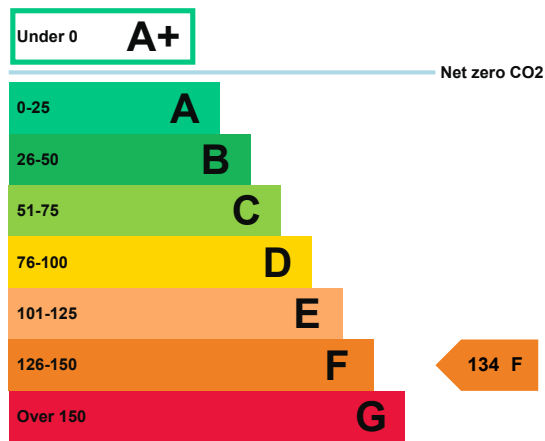
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F.



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

21 A

If typical of the existing stock

82 D

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) | 61.27 |
| Primary energy use (kWh/m ² per year) | 368 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1070-6397-4749-1091-1014\)](#).

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 | KENNETH FRITH |
| Telephone | 01925 212967 |
| Email | info@clearenergyreports.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/008389 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|--|
| Employer | CLEAR ENERGY REPORTS |
| Employer address | 18 WARREN DRIVE, APPLETON, WARRINGTON, WA4 5BN |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 7 June 2023 |
| Date of certificate | 8 June 2023 |
