

Energy performance certificate (EPC)

4 Market Place WIGAN WN1 1JR	Energy rating C	Valid until: 3 August 2032 <hr/> Certificate number: 4894-4851-8737-0724-6358
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Property type	Offices and Workshop Businesses
Total floor area	271 square metres

Rules on letting this property

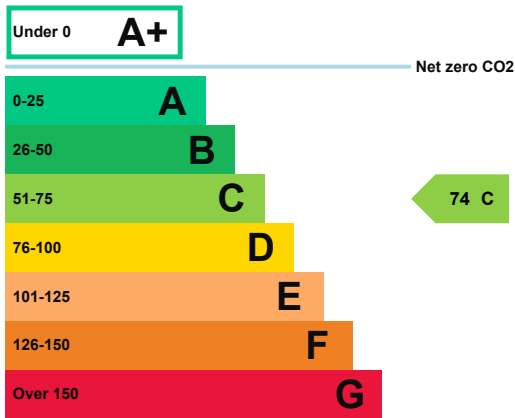
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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

6 A

If typical of the existing stock

26 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	17.33
Primary energy use (kWh/m ² per year)	185

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0765-3950-4596-2298-8163\)](#).

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	Kamil Hamela
Telephone	01476870504
Email	kamil@ashbyenergy.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	Stroma Certification Ltd
Assessor's ID	STRO036523
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Ashby Energy Assessors LTD
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 June 2022
Date of certificate	4 August 2022