

Energy performance certificate (EPC)

Gibsons Garage
275 Mossy Lea Road
Wrightington
WIGAN
WN6 9RN

Energy rating

D

Valid until:

25 June 2033

Certificate
number:

**2416-2405-2075-3739-
2995**

Property type	General Industrial and Special Industrial Groups
Total floor area	344 square metres

Rules on letting this property

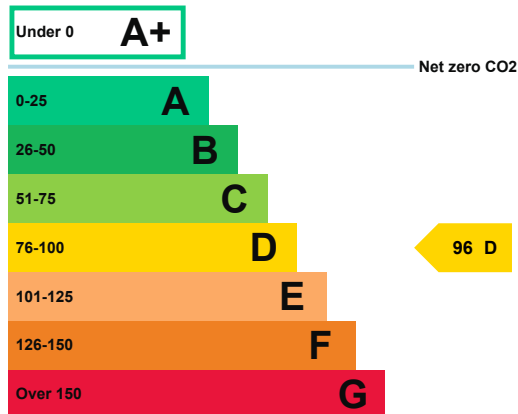
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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

28 B

If typical of the existing stock

114 E

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)	19.49
Primary energy use (kWh/m ² per year)	134

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1847-5095-2243-1843-2814\)](#).

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	Jillian Leonard
Telephone	07725750274
Email	jillyleonard1@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500409
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Jillian Leonard
Employer address	33 Kirkham Avenue, Blackpool, FY1 6RJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 June 2023
Date of certificate	26 June 2023