

Energy performance certificate (EPC)

13 Bridgeman Terrace WIGAN WN1 1SX	Energy rating F	Valid until: 2 September 2034
		Certificate number: 5467-5745-6144-2302-5594

Property type	Offices and Workshop Businesses
Total floor area	341 square metres

Rules on letting this property

! You may not be able to let this property.

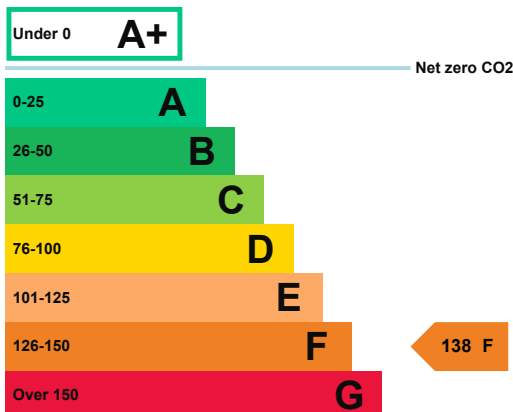
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 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

26 B

If typical of the existing stock

103 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)	44.27
Primary energy use (kWh/m ² per year)	336

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4098-7281-7324-6672-8985\)](/energy-certificate/4098-7281-7324-6672-8985).

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	2 September 2024
Date of certificate	3 September 2024
