

# Energy performance certificate (EPC)

17 Wigan Road ASHTON-IN-MAKERFIELD WN4 9AR	Energy rating	Valid until: <b>15 November 2032</b>
	<b>D</b>	Certificate number: <b>2533-9256-5650-0555-9310</b>

Property type **Retail/Financial and Professional Services**

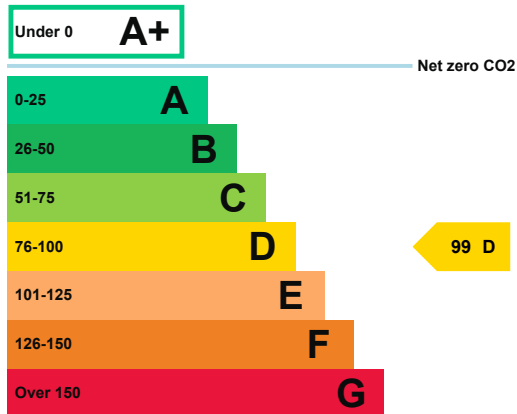
Total floor area **57 square metres**

## 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

**22 A**

If typical of the existing stock

**87 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 <sub>2</sub> /m <sup>2</sup> per year)	43.67
Primary energy use (kWh/m <sup>2</sup> per year)	304

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1344-9107-2266-8206-5363\)](#).

## 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	Stephen Edwards
Telephone	07899 653 746
Email	<a href="mailto:enquiries@edwardsenergydirect.co.uk">enquiries@edwardsenergydirect.co.uk</a>

### 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/018407
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Edwards Energy Direct Ltd
Employer address	1 Selby Place, Berrington House, Skelmersdale, WN8 8EF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 November 2022
Date of certificate	16 November 2022