

# Energy performance certificate (EPC)

29 Library Street WIGAN WN1 1NN	Energy rating	Valid until: 26 February 2033
	<b>C</b>	Certificate number: 1540-9479-7235-3446-1574

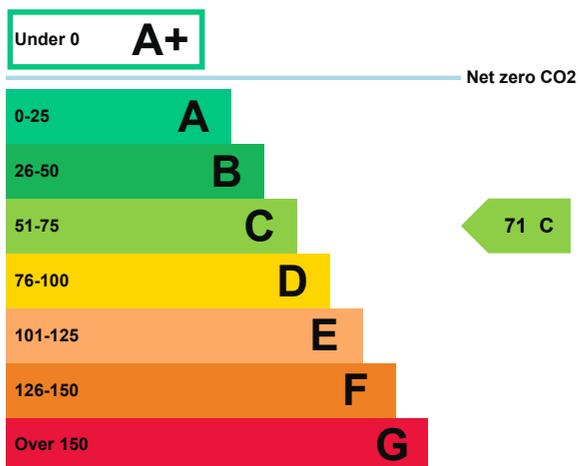
Property type	Retail/Financial and Professional Services
Total floor area	70 square metres

## 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 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

8 A

If typical of the existing stock

34 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	30.28
Primary energy use (kWh/m <sup>2</sup> per year)	322

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2053-8080-4581-1818-8010\)](/energy-certificate/2053-8080-4581-1818-8010).

## 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
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### 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	STRO001414
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### 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	27 February 2023
Date of certificate	27 February 2023