

# Energy performance certificate (EPC)

12 Lord Street  
LEIGH  
WN7 1AB

Energy rating

C

Valid until:

3 December 2035

Certificate number:

9022-3255-8395-8413-8834

Property type

Retail/Financial and Professional Services

Total floor area

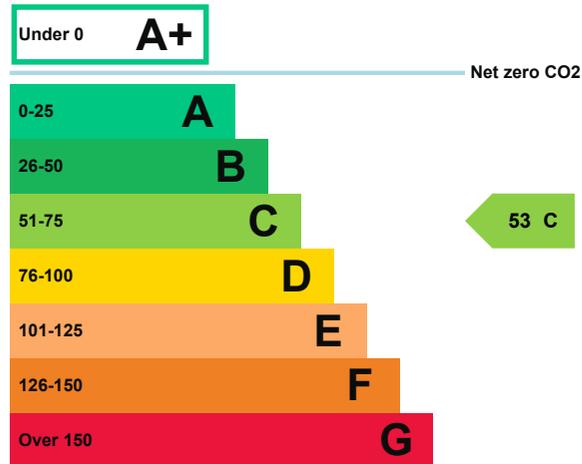
747 square metres

## 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

7 A

If typical of the existing stock

30 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	21.56
Primary energy use (kWh/m <sup>2</sup> per year)	231

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2383-4212-8559-8893-4505\)](/energy-certificate/2383-4212-8559-8893-4505).

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## 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	Jess Garside
Telephone	08001701201
Email	<a href="mailto:jess.g@easyepc.org">jess.g@easyepc.org</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210136
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 December 2025
Date of certificate	4 December 2025

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