

Energy performance certificate (EPC)

56 Gidlow Lane
WIGAN
WN6 7DP

Energy rating

D

Valid until: **8 July 2036**

Certificate number: **2110-3483-8060-8206-1105**

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

Total floor area **143 square metres**

Rules on letting this property

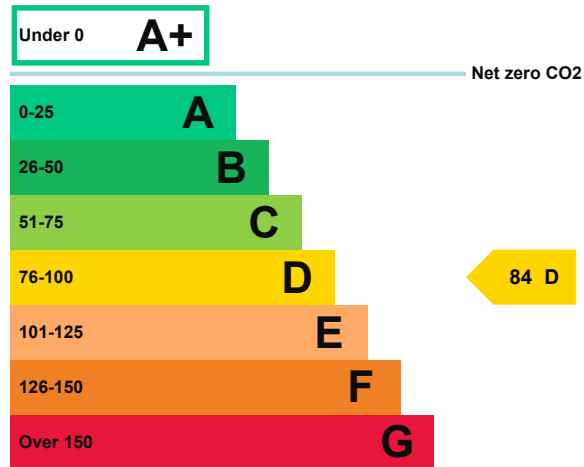
Properties can be let if they have an energy rating from A+ to E.

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

15 A

If typical of the existing stock

60 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	45.88
Primary energy use (kWh/m ² per year)	293

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4116-8246-1002-0803-1806\)](/energy-certificate/4116-8246-1002-0803-1806).

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	Duncan Hough
Telephone	07973253656
Email	duncanhough@btinternet.com

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	QUID206489
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Propcert
Employer address	Provident House, Burrell Row, Beckenham BR3 1AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 July 2026
Date of certificate	9 July 2026
