

Energy performance certificate (EPC)

Information not provided by the user
Unit 1
Clayton Street
WIGAN
WN3 4DA

Energy rating

B

Valid until: **2 December 2031**

Certificate number: **5457-5440-9285-4862-4117**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

362 square metres

Rules on letting this property

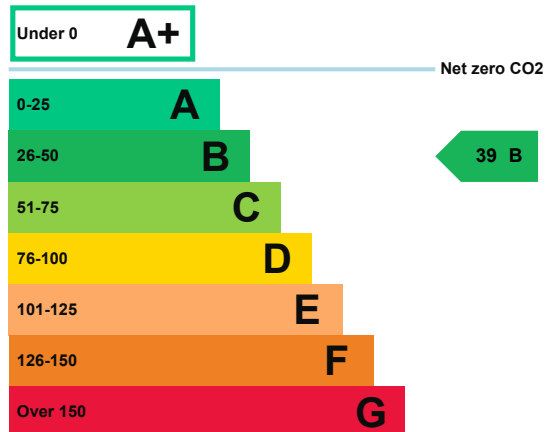
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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	18 A
If typical of the existing stock	52 C

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	60.63
Primary energy use (kWh/m2 per year)	353

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7628-4331-4892-8473-6903\)](/energy-certificate/7628-4331-4892-8473-6903).

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	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	CLEAR ENERGY REPORTS
Employer address	18 WARREN DRIVE WARRINGTON WA4 5BN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 November 2021
Date of certificate	3 December 2021
