

Energy performance certificate (EPC)

47 Warrington Road Abram WIGAN WN2 5PH	Energy rating C	Valid until: 14 December 2031
		Certificate number: 7197-3839-1682-7802-6896

Property type A1/A2 Retail and Financial/Professional services

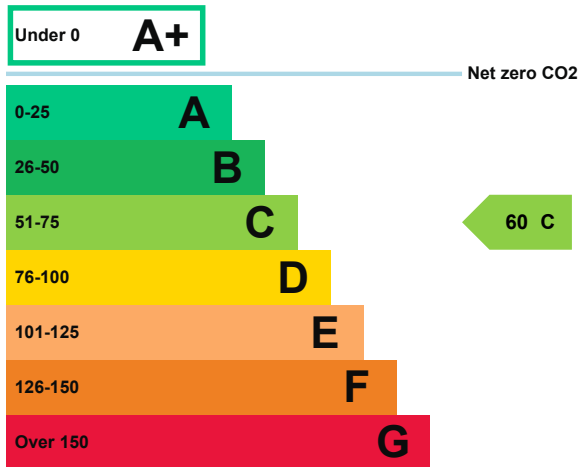
Total floor area 69 square metres

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

26 B

If typical of the existing stock

75 C

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 ₂ /m ² per year)	98.16
Primary energy use (kWh/m ² per year)	581

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9027-9266-3489-1187-8870\)](/energy-certificate/9027-9266-3489-1187-8870).

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	Chris Bloor MSc MRICS
Telephone	07590765284
Email	info@cjbloor.co.uk

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	QUID206896
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	CJ Bloor Property Consultants Ltd
Employer address	2 Bridgewater Court, Barsbank Lane, Lymm, WA13 0ER
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 December 2021
Date of certificate	15 December 2021