

Energy performance certificate (EPC)

140a, Ince Green Lane INCE WIGAN WN2 2DA	Energy rating E	Valid until: 9 March 2030 <hr/> Certificate number: 0080-0330-2822-3197-0006
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Property type A1/A2 Retail and Financial/Professional services

Total floor area 47 square metres

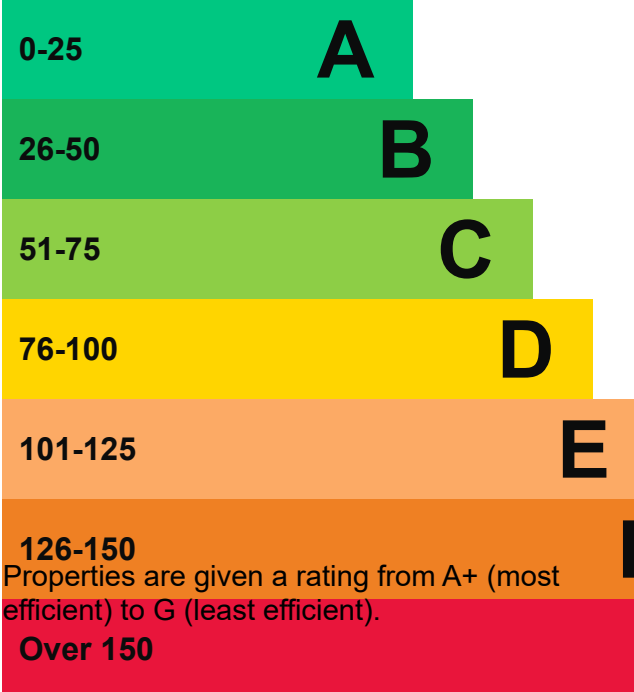
Rules on letting this property

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

Energy efficiency rating for this

Under 0 **A+**

This property's current energy rating is E



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **30 | B**

If typical of the existing stock **87 | D**

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)	212.08
Primary energy use (kWh/m ² per year)	1255

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0970-8280-0420-2010-3030\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Stephen Edwards
Telephone	07899653746
Email	enquiries@edwardsenergydirect.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/018407
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Go Property Reports Ltd
Employer address	Berrington House, Selby Place, Skelmersdale, WN8 8EF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 March 2020
Date of certificate	10 March 2020
