Energy performance certificate (EPC)

641 Ormskirk Road WIGAN WN5 8AG	Energy rating **E**	Valid until: **20 June 2032** Certificate number: **0964-0201-6302-6701-4814**

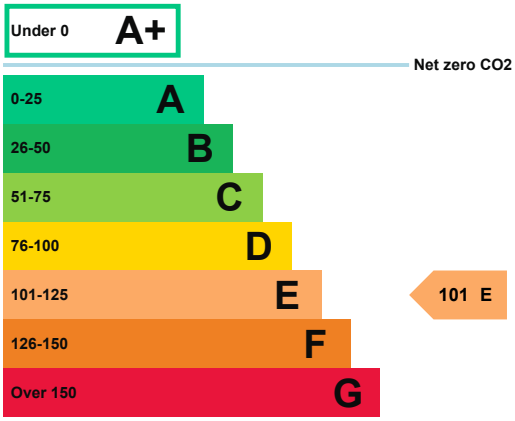
Property type	Retail/Financial and Professional Services
Total floor area	46 square metres

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 current energy rating is E.



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	103 E

Breakdown of this property's energy performance

Main heating fuel	District Heating
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	34.5
Primary energy use (kWh/m2 per year)	171

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2061-4406-6020-8401-7195).

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	Muhammad Ijaz Munir
Telephone	07872314115
Email	hello@manchesterepc.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	QUID203644
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Manchester EPC
Employer address	hello@manchesterepc.com
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 June 2022
Date of certificate	21 June 2022