

Energy performance certificate (EPC)

361 Wigan Road BOLTON BL3 5QU	Energy rating D	Valid until: 19 October 2033 <hr/> Certificate number: 6020-9204-0536-3097-2713
-------------------------------------	---------------------------	--

Property type	Retail/Financial and Professional Services
Total floor area	78 square metres

Rules on letting this property

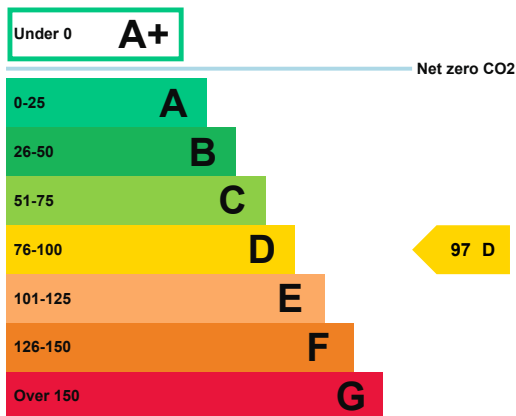
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is 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

14 A

If typical of the existing stock

57 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 (kgCO ₂ /m ² per year)	51.25
Primary energy use (kWh/m ² per year)	330

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9906-2200-7407-4351-2604\)](#).

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	Mahmood Akram
Telephone	07419828817
Email	deamakram@gmail.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	QUID204024
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EPC Manchester
Employer address	109 Bromwich Street, Bolton, BL2 1LJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 October 2023
Date of certificate	20 October 2023