

Energy performance certificate (EPC)

Tippings Arms
115 Poolstock Lane
WIGAN
WN3 5HL

Energy rating

C

Valid until:

11 June 2029

Certificate number:

9603-3075-0716-0400-9105

Property type

A3/A4/A5 Restaurant and Cafes/Drinking
Establishments and Hot Food takeaways

Total floor area

364 square metres

Rules on letting this property

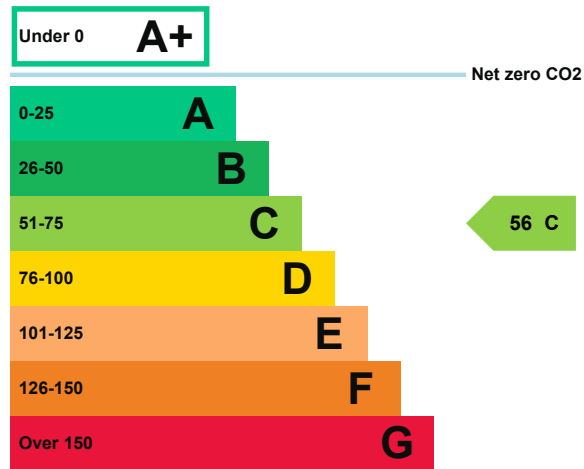
Properties can be let if they have an energy rating from A+ to E.

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



If typical of the existing stock



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)	92.01
Primary energy use (kWh/m2 per year)	527

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0960-0441-0769-3705-1006\)](#).

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	Octavius Broadbent
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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	STRO033970
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	EPC Assessor
Employer address	3 Snake Lane, Duffield, DE56 4ff
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 May 2019
Date of certificate	12 June 2019