Energy performance certificate (EPC)

GM Caffee 26-28 Standishgate Wigan WN1 1UE	Energy rating **B**	Valid until:	**17 March 2035**
		Certificate number:	**4738-4385-0924-6857-4471**

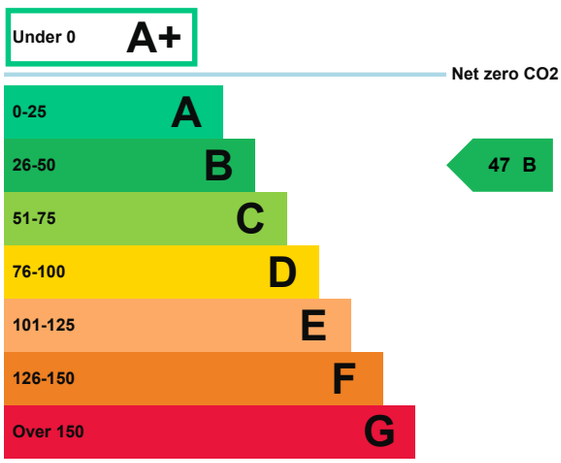
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	113 square metres

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 B.



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	16 A
If typical of the existing stock	64 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 (kgCO2/m2 per year)	49.6
Primary energy use (kWh/m2 per year)	530

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/4084-3627-0357-6893-2173).

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	Mark Mercer
Telephone	0203 397 8220
Email	support@propcert.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008424
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Eco Approach/Propcert
Employer address	182a High Street Beckenham BR3 1EW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 March 2025
Date of certificate	18 March 2025