

Energy performance certificate (EPC)

61a Gerard Street
ASHTON-IN-MAKERFIELD
WN4 9AG

Energy rating

D

Valid until: **24 April 2034**

Certificate number: **3248-4563-3235-3738-4045**

Property type **Retail/Financial and Professional Services**

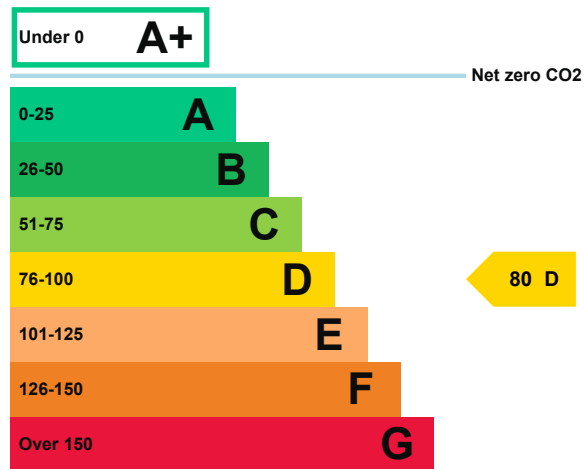
Total floor area **44 square metres**

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 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

10 A

If typical of the existing stock

41 B

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)	32.78
Primary energy use (kWh/m ² per year)	340

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2232-0769-4952-4672-9354\)](/energy-certificate/2232-0769-4952-4672-9354).

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	Kenneth Frith
Telephone	01925 212967
Email	info@clearenergyreports.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/008389
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	CLEAR ENERGY REPORTS
Employer address	18 WARREN DRIVE, APPLETON, WARRINGTON, WA4 5BN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 April 2024
Date of certificate	25 April 2024