

Energy performance certificate (EPC)

2 Queens Hall Passage Market Street WIGAN WN1 1HU	Energy rating D	Valid until: 24 July 2034
		Certificate number: 0165-0641-8659-3677-2898

Property type

Retail/Financial and Professional Services

Total floor area

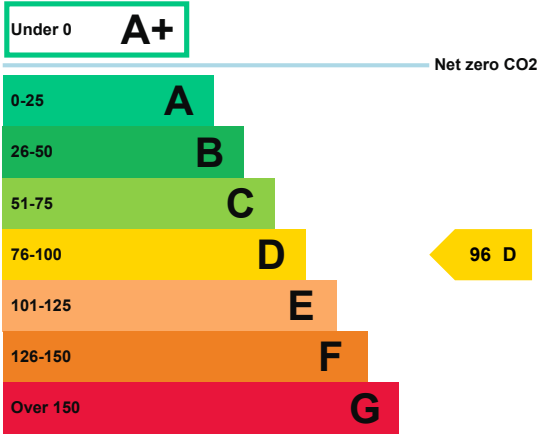
23 square metres

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	9 A
If typical of the existing stock	37 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 (kgCO2/m2 per year)	68.53
Primary energy use (kWh/m2 per year)	729

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7526-2245-9931-4788-9065\)](/energy-certificate/7526-2245-9931-4788-9065).

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	Laura Sallery
Telephone	07894 707713
Email	ianjonesnws@outlook.com

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/025489
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Merseyhip Ltd
Employer address	1 Selby Place, Berrington House, Skelmersdale, WN8 8EF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 July 2024
Date of certificate	25 July 2024
