

## Energy performance certificate (EPC)

236 Great Chesebrough Street  
Salford  
M7 2FT

Energy rating  
**D**

Valid until: 14 April 2028  
Certificate number: 0946-4942-0136-8723-2054

Property type A1/A2 Retail and Financial/Professional services

Total floor area 47 square metres

### Rules on letting this property

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

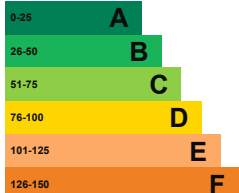
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

### Under 0 **A+** this property

This property's current energy rating is D.

Net zero CO2



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

69 | 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) 128.22

### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/0946-4942-0136-8723-2054](#)).

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name  
Telephone  
Email

Lionel Braceiner  
0161 702 3813  
[lionel@imhenergyassessors.co.uk](mailto:lionel@imhenergyassessors.co.uk)

#### Accreditation scheme contact details

Accreditation scheme  
Assessor ID  
Telephone  
Email

NHER  
NHER001922  
01462 883 220  
[cpulips@imhenergy.co.uk](mailto:cpulips@imhenergy.co.uk)

#### Assessment details

Employer  
Employer address  
Assessor's declaration  
Date of assessment  
Date of certificate

Imb commercial ltd  
62 Cavendish Road, manchester M7 4WA  
The assessor is not related to the owner of the property.  
13 April 2016  
15 April 2016