

Energy performance certificate (EPC)

1 The Rock
BURY
BL9 0JP

Energy rating

G

Valid until: **21 June 2025**

Certificate number: **0280-0535-2979-1706-5006**

Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **638 square metres**

Rules on letting this property



You may not be able to let this property.

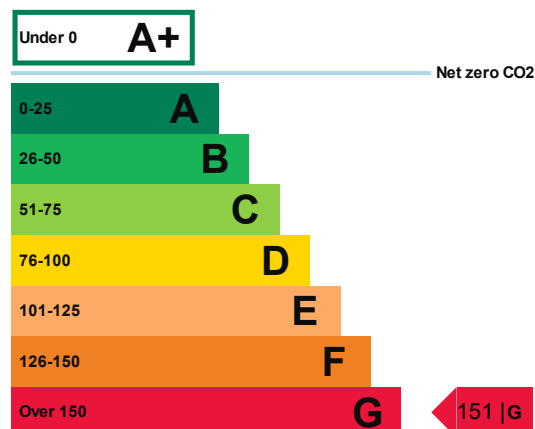
This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.



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

26 | B

If typical of the existing stock

77 | D

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)	127.49

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0060-8995-0475-2270-5010\)](#).

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	Richard O'Reilly
Telephone	07966 763 667
Email	ror@global-epc.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015113
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Global Energy Consultancy LLP
Employer address	59a Washway Road, Sale, Cheshire, M33 7DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 June 2015
Date of certificate	22 June 2015