

Energy performance certificate (EPC)

504 WIGAN ROAD
ATHERTON
M46 0GA

Energy rating

C

Valid until: 9 May 2031

Certificate number: 0054-1201-9309-3577-1304

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

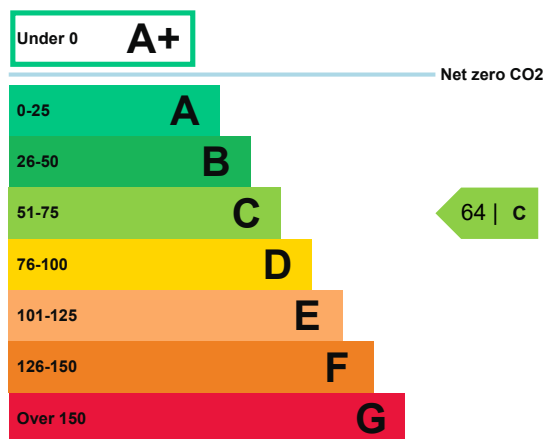
69 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



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

23 | A

If typical of the existing stock

68 | C

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

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	94.9
Primary energy use (kWh/m ² per year)	556

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2130-4475-9090-3107-5105\)](#).

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	Muhammad Munir
Telephone	07872314115
Email	hello@manchesterepc.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID203644
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	Manchester EPC
Employer address	hello@manchesterepc.com
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 May 2021
Date of certificate	10 May 2021
