

Energy performance certificate (EPC)

27 Bridgeman Terrace WIGAN WN1 1TD	Energy rating C	Valid until: 20 March 2033 <hr/> Certificate number: 4541-5036-6788-5193-6801
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Property type Retail/Financial and Professional Services

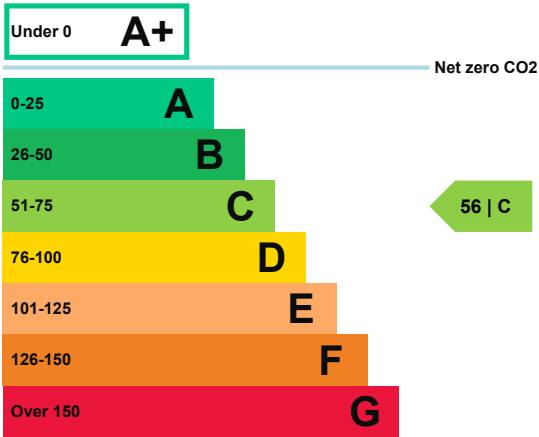
Total floor area 298 square metres

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 **30 | B**

If typical of the existing stock **121 | E**

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)	48.93
Primary energy use (kWh/m ² per year)	311

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9608-7785-0641-2200-1747\)](#).

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 Mr P A Reid

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd
Assessor ID STRO000636
Telephone 0330 124 9660
Email certification@stroma.com

Assessment details

Employer Energy Audits Ltd
Employer address PO Box 765, Wigan WN1 9RY
Assessor's declaration The assessor is not related to the owner of the property.
Date of assessment 17 March 2023
Date of certificate 21 March 2023
