

Energy performance certificate (EPC)

12 Moorside Scot Lane ASPULL WN2 1XW	Energy rating C	Valid until: 12 April 2032 <hr/> Certificate number: 8375-2252-1107-0469-1780
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	68 square metres

Rules on letting this property

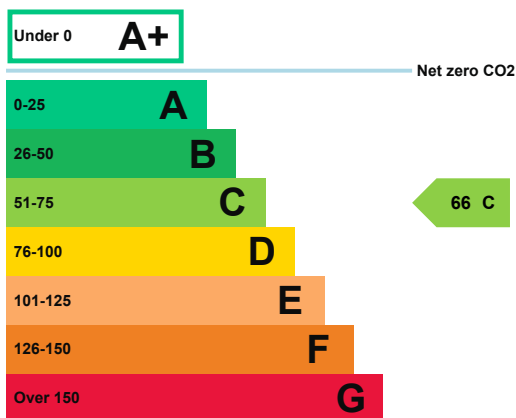
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

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

20 A

If typical of the existing stock

60 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 (kgCO ₂ /m ² per year)	108.92
Primary energy use (kWh/m ² per year)	644

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0196-1788-8912-9894-4344\)](#).

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	Benjamin Cohen
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Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO033511
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	EPC National Ltd
Employer address	Birch Mill - Unit 2C - Heywood - Heywood Old Road - OL102QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 April 2022
Date of certificate	13 April 2022