

Energy performance certificate (EPC)

129 Manchester Road Chorlton cum Hardy MANCHESTER M21 9PG	Energy rating C	Valid until: 3 September 2029
		Certificate number: 0280-2980-0301-4750-4074

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	78 square metres

Rules on letting this property

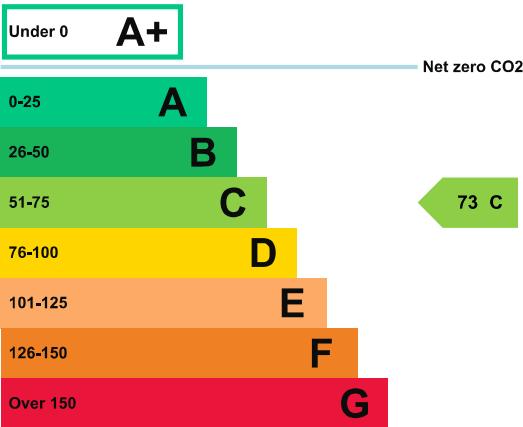
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's 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	23 A
If typical of the existing stock	67 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)	108.76
Primary energy use (kWh/m ² per year)	643

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9247-4058-0810-0400-7025\)](/energy-certificate/9247-4058-0810-0400-7025).

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	Mr Richard Lee
Telephone	07875753571
Email	epc.lee@gmail.com

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	STRO007048
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Greater Manchester EPC
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 August 2019
Date of certificate	4 September 2019