

Energy performance certificate (EPC)

The Nail Dresser 39 Barlow Moor Road MANCHESTER M20 6TW	Energy rating B	Valid until: 8 February 2030
		Certificate number: 0020-9289-0390-6580-9044

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	57 square metres

Rules on letting this property

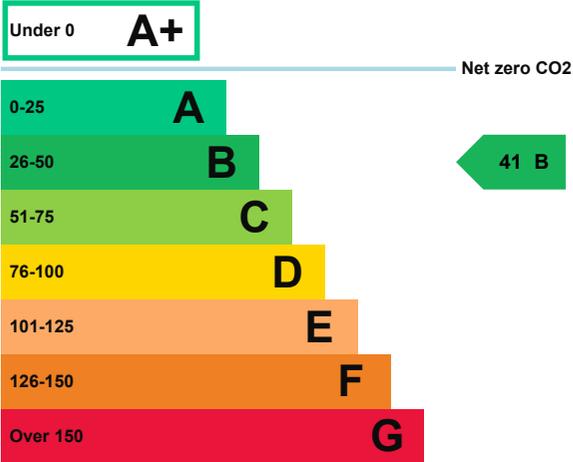
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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	66 C

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)	56.34
Primary energy use (kWh/m ² per year)	330

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2964-4082-0809-0900-5905\)](/energy-certificate/2964-4082-0809-0900-5905).

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	James Roberts
Telephone	08000209526
Email	djsr@hotmail.co.uk

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	STRO029841
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Pennine EPC's
Employer address	8 New Road, Littleborough, OL15 8LX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 February 2020
Date of certificate	9 February 2020