

## Energy performance certificate (EPC)

38 CHORLEY ROAD SWINTON M27 5AF	Energy rating	Valid until:	12 October 2030
	<b>C</b>	Certificate number:	9436-1103-4701-4443-3633

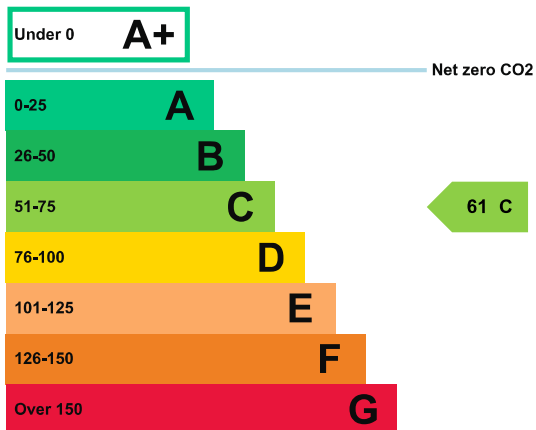
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	131 square metres

### 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	28 B
If typical of the existing stock	83 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	44.74
Primary energy use (kWh/m2 per year)	276

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0194-9101-5730-6468-7413\)](#).

## 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	Matt Fay
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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	STRO030208
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	MPF Energy Solutions Ltd
Employer address	19 Greenside Chase
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 September 2020
Date of certificate	13 October 2020