

# Energy performance certificate (EPC)

56b Long Street  
MIDDLETON  
M24 6UQ

Energy rating

C

Valid until: 8 August 2032

Certificate  
number: 6605-3359-9285-9017-2699

## Property type

Offices and Workshop Businesses

## Total floor area

341 square metres

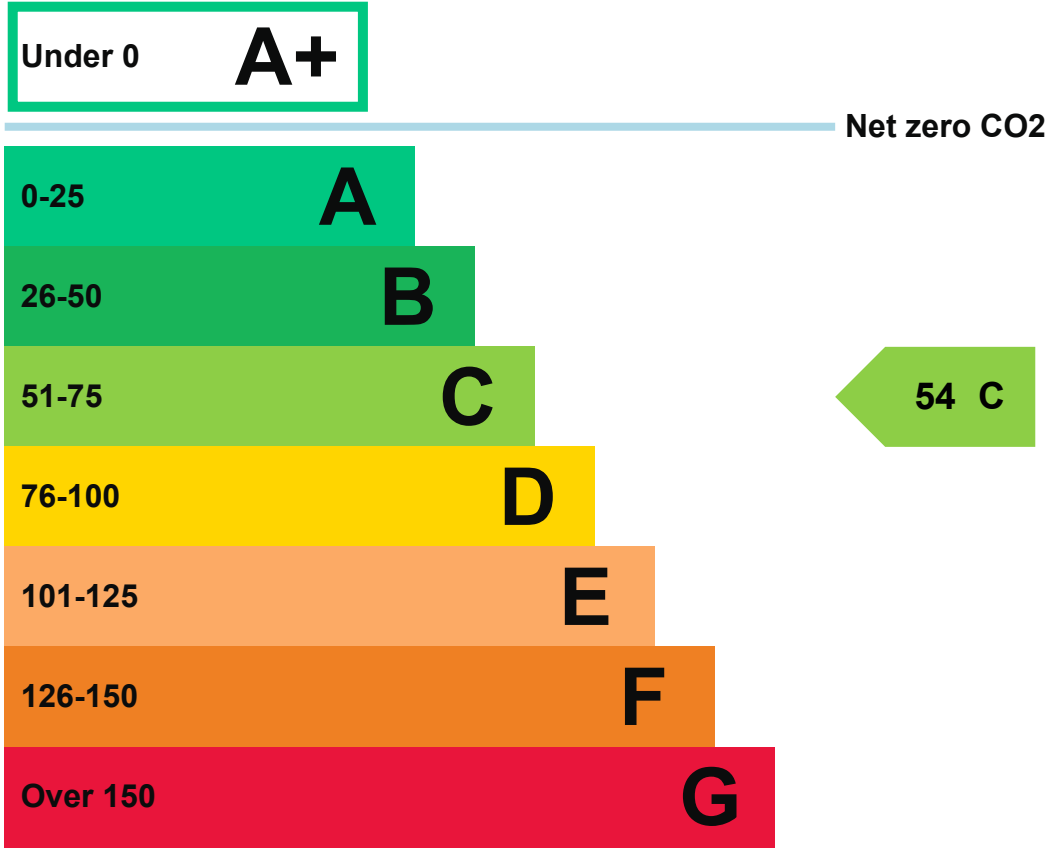
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's current energy rating is C.



54 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**

8 A

**If typical of the existing stock**

33 B

**Breakdown of this property's energy performance**

**Main heating fuel**

Natural Gas

**Building environment**

Air Conditioning

## Assessment level

3

---

## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

18.24

---

## Primary energy use (kWh/m<sup>2</sup> per year)

152

---

▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6342-4390-5730-5804-4332\)](/energy-certificate/6342-4390-5730-5804-4332).

## 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

Andrew Chinn

---

#### Telephone

01925357317

---

#### Email

[andrew@environpropertyconsultants.co.uk](mailto:andrew@environpropertyconsultants.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

Sterling Accreditation Ltd

---

#### Assessor's ID

STER500187

---

#### Telephone

0161 727 4303

---

## Email

[info@sterlingaccreditation.com](mailto:info@sterlingaccreditation.com)

---

## About this assessment

### Employer

Environ Property Consultant Ltd

---

### Employer address

103 High Street, Newton Le Willows , WA12 9SL

---

### Assessor's declaration

The assessor is not related to the owner of the property.

---

### Date of assessment

21 July 2022

---

### Date of certificate

9 August 2022

---

### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

### Certificate number

[1104-7873-1415-8300-7597 \(/energy-certificate/1104-7873-1415-8300-7597\)](/energy-certificate/1104-7873-1415-8300-7597)

### Valid until

10 April 2032

---