

Energy performance certificate (EPC)

34 Fountain Street
Middleton
MANCHESTER
M24 1AF

Energy rating

C

Valid until: 7 April 2032

Certificate
number: 3732-3315-3765-0638-5686

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

44 square metres

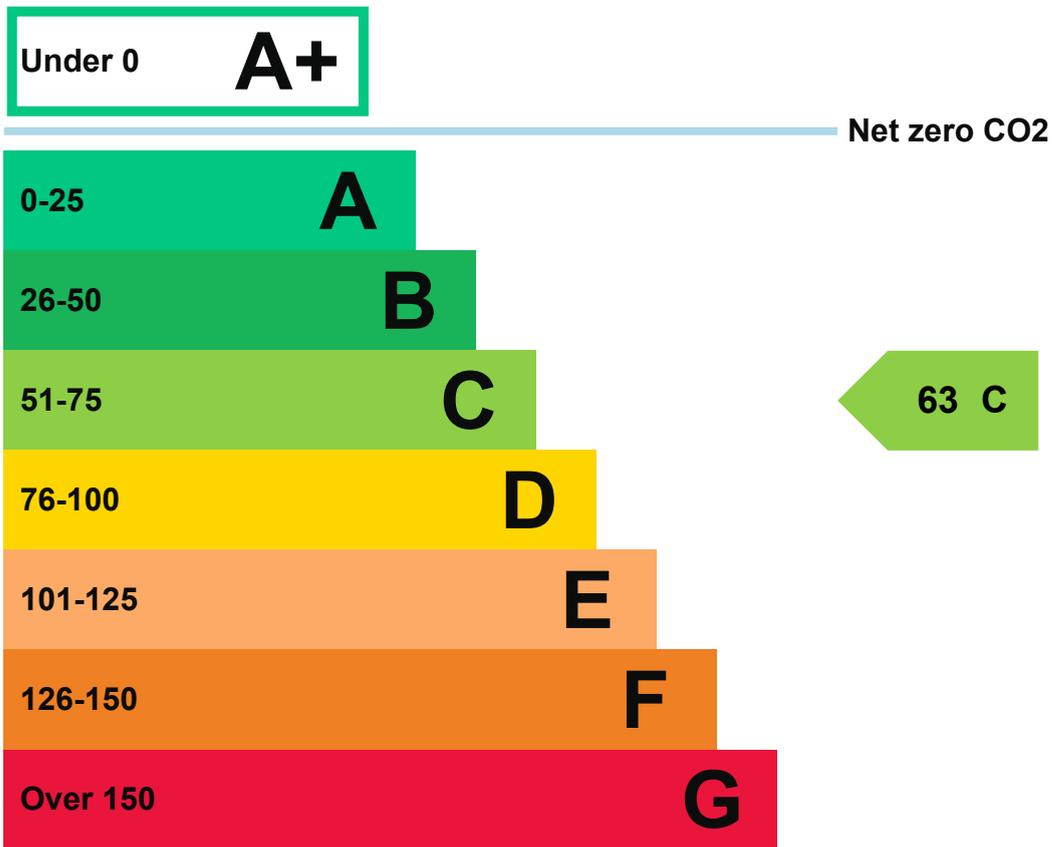
Rules on letting this property

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.



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

25 A

If typical of the existing stock

73 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 (kgCO₂/m² per year)

83.95

Primary energy use (kWh/m² per year)

497

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0594-0683-5919-1960-2250\)](/energy-certificate/0594-0683-5919-1960-2250).

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

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

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

29 March 2022

Date of certificate

8 April 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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.