

Energy performance certificate (EPC)

409, Chorley Old Road
BOLTON
BL1 6AH

Energy rating

D

Valid until: **7 September 2027**

Certificate number: **0010-6934-0393-4630-5000**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

70 square metres

Rules on letting this property

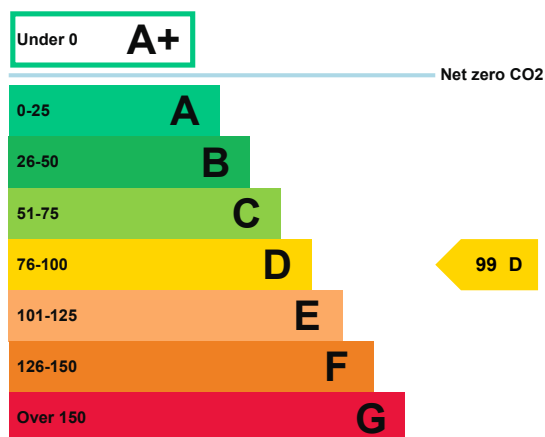
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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	27 B
If typical of the existing stock	79 D

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)	157.92
Primary energy use (kWh/m2 per year)	934

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9640-4031-0339-0500-6401\)](/energy-certificate/9640-4031-0339-0500-6401).

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 Sajid Matadar BSc(Hons) DipNDEA
Telephone	0757 543 8287
Email	info@esnw.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	STRO002118
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Energy Surveyors (northwest) Ltd
Employer address	PO Box 65, Bolton, Greater Manchester BL1 9RG Tel: 0757 543 8287
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 September 2017
Date of certificate	8 September 2017
