

Energy performance certificate (EPC)

56 Bury Old Road
Cheetham Hill
MANCHESTER
M8 5BN

Energy rating

D

Valid until:

18 January 2032

Certificate
number:

**7873-6010-4439-5362-
6753**

Property type

**A1/A2 Retail and Financial/Professional
services**

Total floor area

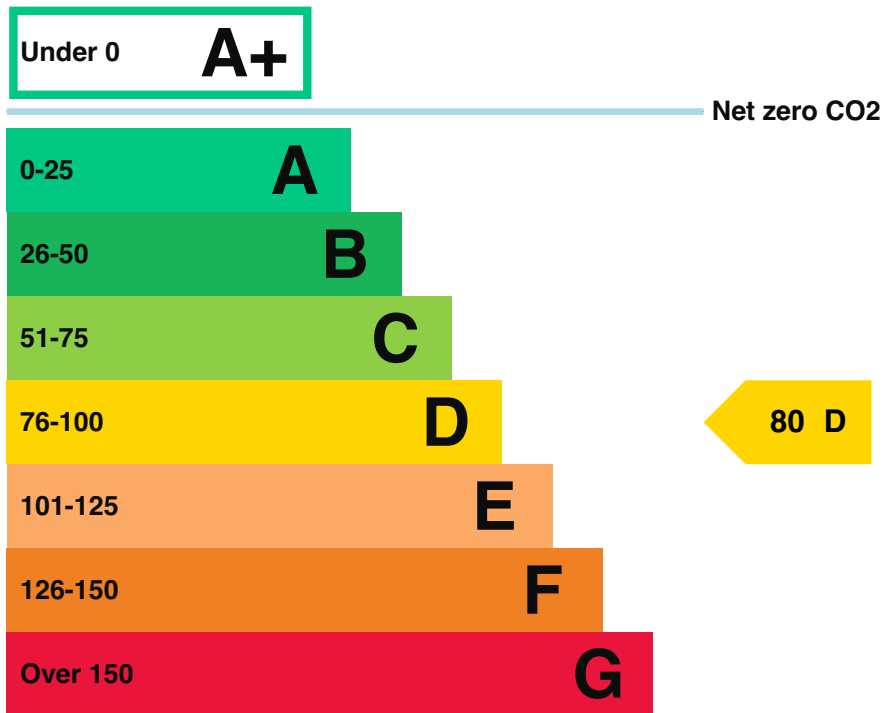
992 square metres

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

29 B

If typical of the existing stock

85 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) 65.47

Primary energy use (kWh/m² per year)

387

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9131-2295-1032-8229-7903\)](/energy-certificate/9131-2295-1032-8229-7903).

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	Alton Alexander
Telephone	0141 3452180
Email	info@nexusenergysolutions.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/016916
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Nexus Energy Solutions
Employer address	272 Bath Street Glasgow G2 4JR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 January 2022
Date of certificate	19 January 2022
