

Energy performance certificate (EPC)

Betesh Middleton Law 71 Middleton Road MANCHESTER M8 4JY	Energy rating	Valid until:	24 January 2028
	E	Certificate number:	0993-2390-8530-4600-4803

Property type A1/A2 Retail and Financial/Professional services

Total floor area 167 square metres

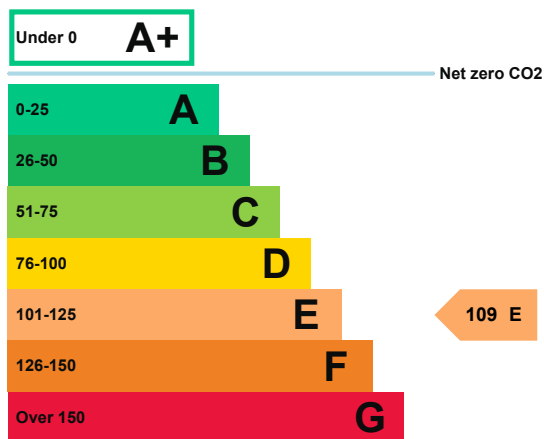
Rules on letting this property

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

Energy rating and score

The better the rating and score, the lower your property's carbon emissions are likely to be.

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

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

80 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)

80.26

Primary energy use (kWh/m² per year)

464

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0290-4969-0488-0450-3034\)](/energy-certificate/0290-4969-0488-0450-3034).

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 Joel Neumann

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	STRO028278
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Pandora Estates Limited
Employer address	42 Northumberland Street,MANCHESTER,M7 4DG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2018
Date of certificate	25 January 2018
