

Energy performance certificate (EPC)

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|--|---------------------------|---|
| 105 Langworthy Road SALFORD M6 5PH | Energy rating B | Valid until: 20 June 2032 Certificate number: 7062-0434-2468-1637-1758 |
|--|---------------------------|---|

Property type Retail/Financial and Professional Services

Total floor area 32 square metres

Rules on letting this property

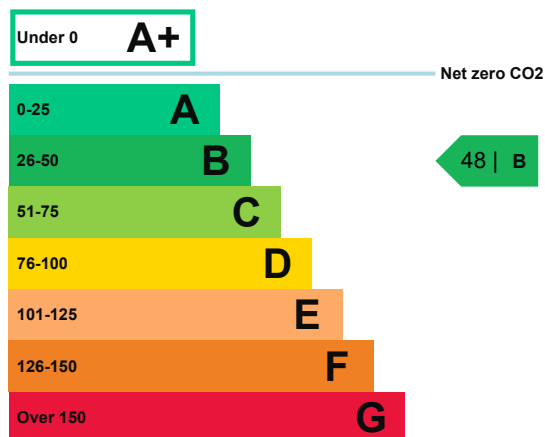
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

13 | A

If typical of the existing stock

51 | C

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

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|-----------------|--|
| Assessor's name | Mr Richard Lee |
| Telephone | 07875753571 |
| Email | epc.lee@gmail.com |

Accreditation scheme contact details

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|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor ID | STRO007048 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

Assessment details

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|------------------------|---|
| Employer | Greater Manchester EPC |
| Employer address | 132-134 Great Ancoats Street, Manchester, M4 6DE |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 16 June 2022 |
| Date of certificate | 21 June 2022 |
