

Energy performance certificate (EPC)

7 Progress Buildings
491 Cheetham Hill Road
MANCHESTER
M8 9HJ

Energy rating

G

Valid until 4 October 2029

Certificate number

9000-3905-0351-1530-8014

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

66 square metres

Rules on letting this property

 **You may not be able to let this property.**

This property has an energy rating of 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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

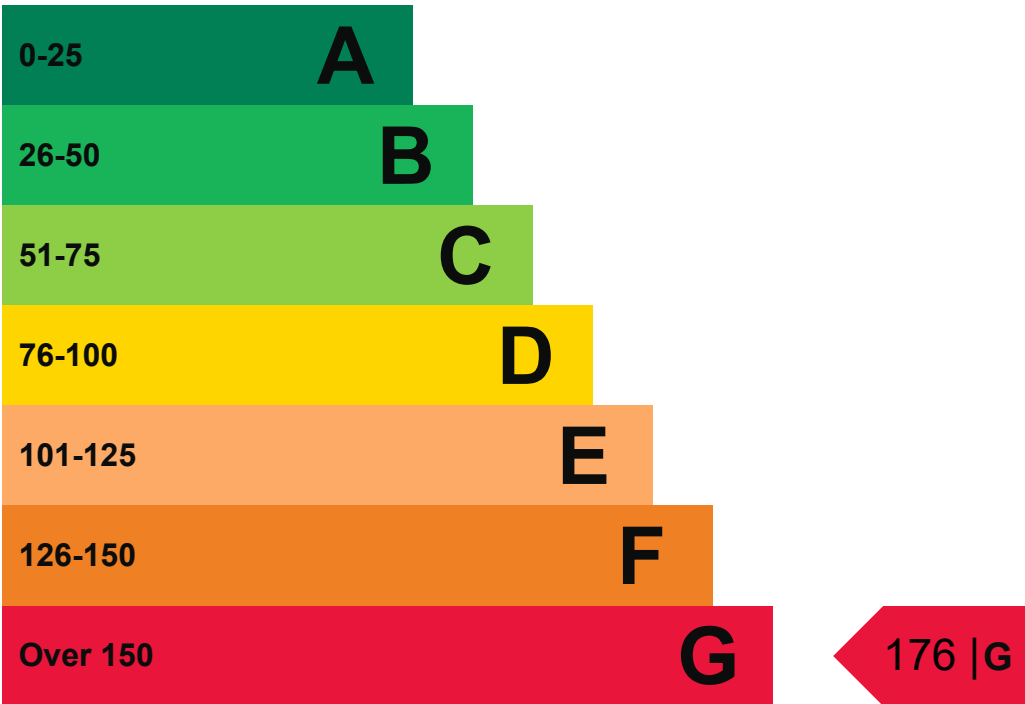
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.

Under 0 **A+**

Net zero CO2



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

50 | B

If typical of the existing stock

147 | F

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)

137.22

Primary energy use (kWh/m² per year)

811.66

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9311-4030-0015-0890-5505\)](/energy-certificate/9311-4030-0015-0890-5505).

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

Assessor's name

Ian Broadbent

Telephone

07899848855

Email

ian@clariuseco.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO001776

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details**Date of assessment**

5 October 2019

Date of certificate

5 October 2019

Employer

www.clariuseco.com

Employer address

1 Parkways Court, Oulton , LEEDS LS26 8TR

Assessor's declaration

The assessor is not related to the owner of the property.

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.