

Energy performance certificate (EPC)

Gardeners Arms
41 Deansgate Lane
TIMPERLEY
WA15 6SQ

Energy rating

C

Valid until: 6 March 2033

Certificate number: 1581-8994-4499-7721-4304

Property type

Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area

517 square metres

Rules on letting this property

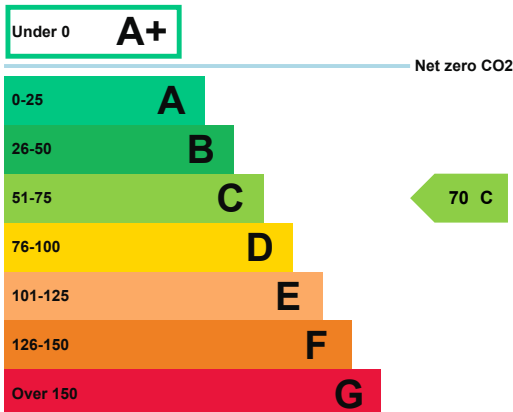
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

28 B

If typical of the existing stock

113 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	79.05
Primary energy use (kWh/m ² per year)	525

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1005-4666-9573-6633-8328\)](/energy-certificate/1005-4666-9573-6633-8328).

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	Alex Purslow
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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	STRO035240
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 January 2023
Date of certificate	7 March 2023
