

Energy performance certificate (EPC)

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| Horseshoe Inn Smithy Lane Croft WARRINGTON WA3 7HQ | Energy rating | Valid until: 21 March 2028 |
| | C | Certificate number: 0070-7918-0398-0520-5060 |

| | |
|------------------|------------------------------------|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 456 square metres |

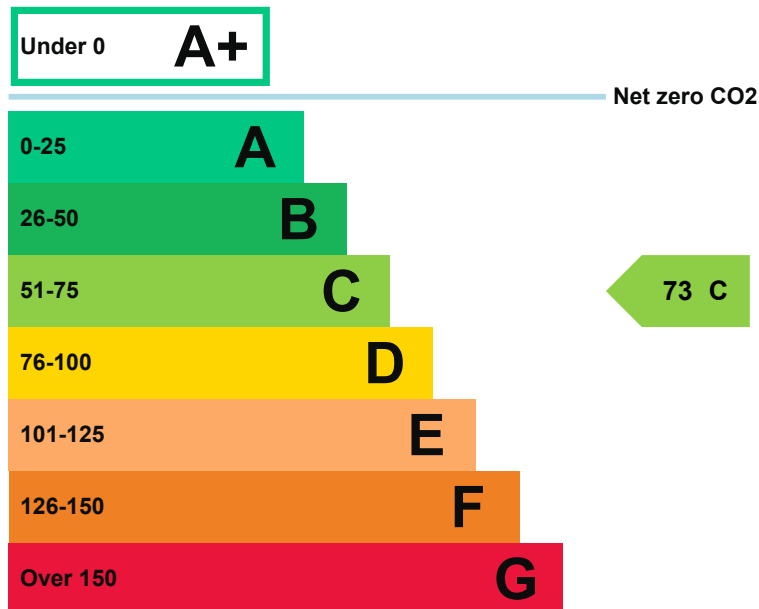
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

27 B

If typical of the existing stock

78 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 (kgCO ₂ /m ² per year) | 134.61 |
| Primary energy use (kWh/m ² per year) | 779 |

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(https://find-energy-certificate.service.gov.uk/energy-certificate/9706-4027-0189-0500-5801\)](https://find-energy-certificate.service.gov.uk/energy-certificate/9706-4027-0189-0500-5801).

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 | Matthew Burgess |
| Telephone | 08443 270365 |
| Email | epc@compliance365.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 | Quidos Limited |
| Assessor's ID | QUID300243 |
| Telephone | 01225 667 570 |
| Email | info@quidos.co.uk |

About this assessment

| | |
|------------------|--|
| Employer | Compliance365 |
| Employer address | Unit 6 Mariner Court Calder Park Wakefield WF4 3FL |

| | |
|-------------------------------|---|
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 5 March 2018 |
| Date of certificate | 22 March 2018 |

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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(https://find-energy-certificate.service.gov.uk/help\)](https://find-energy-certificate.service.gov.uk/help)

[Accessibility \(https://find-energy-certificate.service.gov.uk/accessibility-statement\)](https://find-energy-certificate.service.gov.uk/accessibility-statement)

[Cookies \(https://find-energy-certificate.service.gov.uk/cookies\)](https://find-energy-certificate.service.gov.uk/cookies) [Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4)

[Service performance \(https://find-energy-certificate.service.gov.uk/service-performance\)](https://find-energy-certificate.service.gov.uk/service-performance)

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