

# Energy performance certificate (EPC)

The Minders Arms 51 Joshua Lane Middleton MANCHESTER M24 2AY	Energy rating <h1>C</h1>	Valid until: <b>30 July 2030</b> <hr/> Certificate number: <b>0310-0530-4402-4423-6006</b>
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Property type **A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways**

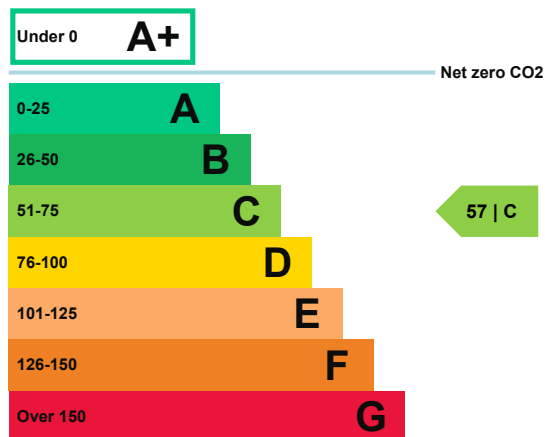
Total floor area **95 square metres**

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built **31 | B**

If typical of the existing stock **91 | D**

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

## 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 <sub>2</sub> /m <sup>2</sup> per year)	179.92
Primary energy use (kWh/m <sup>2</sup> per year)	1034

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0230-1246-0400-4340-5040\)](#).

## 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	Lionel Braceiner
Telephone	0161 702 3813
Email	<a href="mailto:lionel@lmbenergyassessors.co.uk">lionel@lmbenergyassessors.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019534
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	lmb commercial ltd
Employer address	60 Cavendish Road, Manchester, M7 4WA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 July 2020
Date of certificate	31 July 2020

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