

# Energy performance certificate (EPC)

Britannia Inn 6 Middleton Gardens Middleton MANCHESTER M24 4DF	Energy rating <b>C</b>	Valid until: <b>12 February 2030</b>
		Certificate number: <b>2830-3079-0708-0900-5891</b>

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	277 square metres

## Rules on letting this property

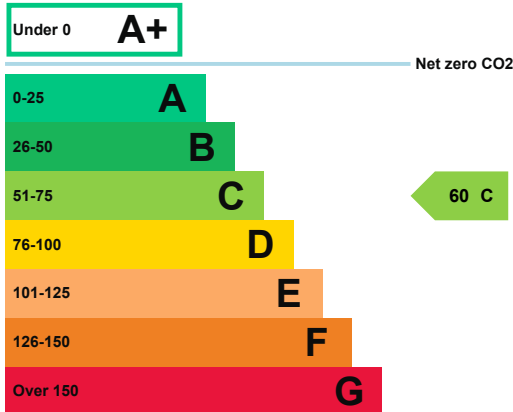
Properties can be let if they have an energy rating from A+ to E.

## 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	<b>32 B</b>
If typical of the existing stock	<b>95 D</b>

## 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)	100.14
Primary energy use (kWh/m <sup>2</sup> per year)	579

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0580-0940-3782-0799-8002\)](/energy-certificate/0580-0940-3782-0799-8002).

## 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	Lionel Braceiner
Telephone	07813139837
Email	<a href="mailto:lionel@bandheco.co.uk">lionel@bandheco.co.uk</a>

### Contacting the accreditation scheme

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

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

### About this assessment

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	15 January 2020
Date of certificate	13 February 2020