

# Energy performance certificate (EPC)

Rope & Anchor Manchester Road Woolston WARRINGTON WA1 4HJ	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>27 February 2027</b> <hr/> Certificate number: <b>0220-4922-0323-3230-0050</b>
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Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area 352 square metres

## Rules on letting this property

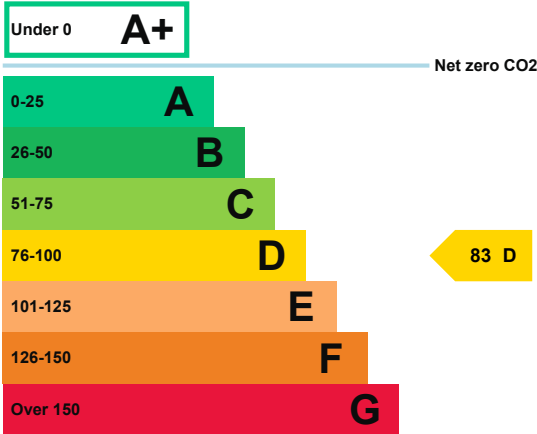
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is D.

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



32 B

If typical of the existing stock



92 D

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## 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)

309.42

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

1811

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9435-4032-0232-0000-2221\)](#).

## 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@lmbenergyassessors.co.uk">lionel@lmbenergyassessors.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	22 February 2017
Date of certificate	28 February 2017

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