

Energy performance certificate (EPC)

Gardeners Arms
330 Grimshaw Lane
Middleton
MANCHESTER
M24 2AU

Energy rating

C

Valid until:

28 May 2035

Certificate number:

6299-2549-5389-8433-8836

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

133 square metres

Rules on letting this property

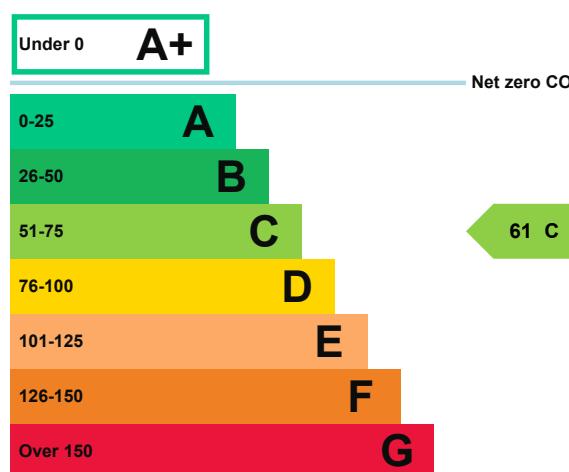
Properties can be let if they have an energy rating from A+ to E.

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

34 B

If typical of the existing stock

137 F

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)	115.96
Primary energy use (kWh/m ² per year)	751

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/4498-3138-3846-4225-2456](#)).

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	lionel@bandheco.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019534
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	B & H Eco Ltd
Employer address	14 Limefield Road, Salford, Manchester, M7 4LZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 May 2025
Date of certificate	29 May 2025