

# Energy performance certificate (EPC)

Gardeners Arms 330 Grimshaw Lane Middleton MANCHESTER M24 2AU	Energy rating <b>C</b>	Valid until: <b>28 May 2035</b>
		Certificate number: <b>6299-2549-5389-8433-8836</b>

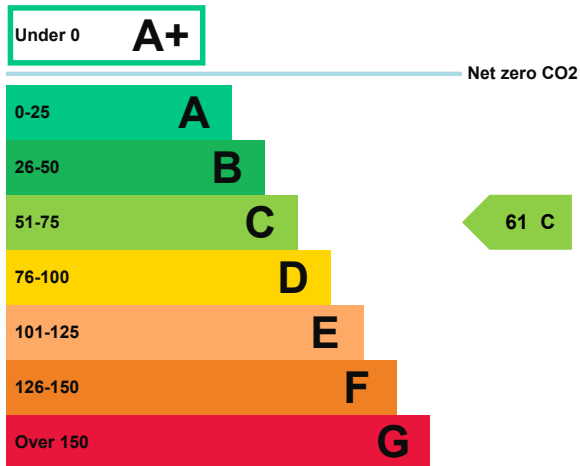
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	133 square metres

## 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 <sub>2</sub> /m <sup>2</sup> per year)	115.96
Primary energy use (kWh/m <sup>2</sup> 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	<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	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