Energy performance certificate (EPC)

37 Knowsley Road WIGAN WN6 7PZ	Energy rating **E**	Valid until:	**12 November 2036**
		Certificate number:	**7118-6136-8002-0700-1996**

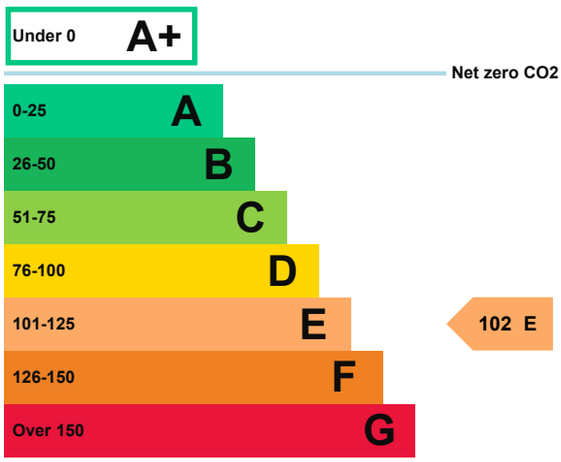
Property type	Retail/Financial and Professional Services
Total floor area	66 square metres

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 E.



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	**17 A**
If typical of the existing stock	**66 C**

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	68.5
Primary energy use (kWh/m2 per year)	425

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9007-1201-6406-8178-1900).

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	Mahmood akram
Telephone	07419828817
Email	deamakram@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID204024
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	AHS Property Solutions Ltd
Employer address	109 Bromwich Street, Bolton, BL2 1LJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 October 2026
Date of certificate	13 November 2026