

Energy performance certificate (EPC)

Retail / F&B Unit 2 4A Angel Square Manchester M4 4FW	Energy rating B	Valid until: 31 May 2033 Certificate number: 9600-7617-0286-4808-7457
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Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

356 square metres

Rules on letting this property

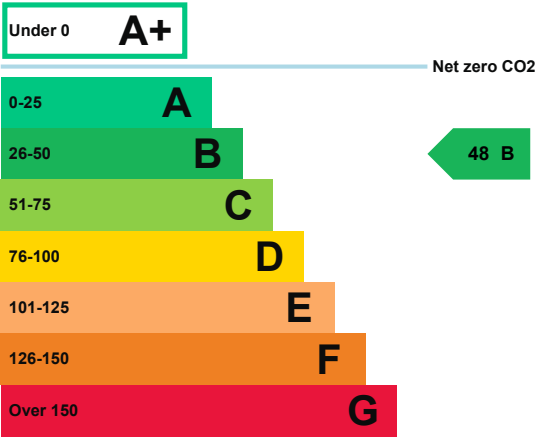
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property’s current energy rating is B.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	36 B
If typical of the existing stock	105 E

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	98.19
Primary energy use (kWh/m2 per year)	581

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2455-5321-0052-4549-6807\)](#).

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	Stuart Dixon
Telephone	07530 094 464
Email	sdixon@ses-ltd.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	CIBSE Certification Limited
Assessor's ID	LCEA086829
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	SES Engineering Services Ltd
Employer address	Paradigm, 1st Floor, 3175 Century Way, Thorpe Park, Leeds, LS15 8ZB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 June 2023
Date of certificate	1 June 2023
