

# SIGNATURE

## NORTH EAST

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📍 Back Percy park, Tynemouth NE30 4LE

# Back Percy park, Tynemouth NE30 4LE

**£30,000**

This is a RARE & DESIRABLE property. To watch or bid visit Rare & Desirable, The Bidding Platform. All viewings and surveys must be arranged via the Estate Agent.

## GARAGE FOR SALE

Measuring approximately 5.22m x 2.58m (tapering to 4.31m), this well-located garage offers secure and practical storage space.

Situated in the popular Tynemouth area, the garage benefits from a convenient residential setting close to local amenities, transport links and the coast, making it a useful addition for nearby homeowners or investors.

This property is being sold via the Modern Method of Sale, meaning the buyer and seller are required to complete within the agreed timescale of either 56 or 100 days (the "Reservation Period").

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee equal to 2.5% of the purchase price (including VAT), subject to a minimum of £5,000.00 including VAT. This fee reserves the property for the buyer during the Reservation Period and is in addition to the purchase price. It is considered within Stamp Duty Land Tax calculations.

A Legal Pack is provided. The successful bidder will pay £349.00 including VAT for this pack. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional.

Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

Material Information: The information above has been provided by the vendor and may not be accurate. Please refer to the property's Legal Pack, which you can download on the right-hand side of the page or contact the Estate Agent for the most up-to-date information.



# PROPERTY FLOORPLAN

## Ground Floor



Total area: approx. 18.0 sq. metres (193.7 sq. feet)

## Measurements:

Garage  
17'1" x 8'5" (tapering to 14'1")

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC







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