



Beach Hut 582 Brackenbury Cliffs, Adjacent Golf Road, Felixstowe

£32,500

Offering stunning sea views from an elevated front row position but accessed without steps and adjacent to the public car park on Brackenbury Cliffs, a well presented and well maintained recently redecorated front row beach hut.

The exterior of the hut measures 8' x 7' and benefits from fantastic, un-interrupted sea views from the cliff top position.

The hut has been recently re-decorated and is offered for sale including almost all contents incorporating a fold away Calor Gas cooker, a bench seat / store, tables, chairs and the contents of the dresser (dresser not specifically included) including cutlery, cups, saucers, mugs, glasses and toys.

Being located on the front row on a cliff top position, the hut is accessed without steps and is exceptionally convenient for adjacent parking and also being close to the refreshment kiosk and public toilet facilities.

INITIAL SET UP CHARGE

As with the purchase of any beach hut in the east Suffolk area, purchasers will be required to pay the initial set up fee for ownership of the hut currently standing in the region of £700.00. This amount will be invoiced to the new owners of the beach hut by the local authority subsequent to completion of the purchase.

LICENCE FEE

We understand from the vendor that the licence fee for 2023 - 2024 has been paid by the current vendors. New applicants will therefore not have to pay a licence fee until March / April 2024.

NON DOMESTIC RATES

At present there is a 100% relief on beach huts, however this relief is only applicable if a purchaser is not already claiming small business rate relief on a small business.

If an applicant is not applicable to the relief the approximate cost per annum would be in the region of £250.00.

