



Beach Hut 645, Brackenbury Cliffs, Adjacent Cliff Road

£16,000

A second-row beach hut offering restricted sea views beyond the front row huts situated in a popular location in Old Felixstowe, within close proximity to 'The Dip'

The beach hut is being sold to include contents and ready for occupation.

INITIAL SET UP CHARGE

As with the purchase of any beach hut in East Suffolk area purchasers will be required to pay the initial set up fee for the ownership of the hut with effect from 1.4.24 stands at £727.65. 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

An annual licence fee is payable to the Local Authority on the 1st April each year with the responsibility for payment of the fee being with the owner of the hut on the 1st April. The licence fee for 1.4.24 to 31.3.25 is £585.07 inc. VAT.

NATIONAL 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 £200.

