



## Beach Hut 676, Brackenbury Cliffs, Adjacent Cliff Road

**£28,500**

Aptly named 'I love it, I love it, I love it' after the response of the current owners upon their initial viewing, Beach hut 676 offers 'nearly front row' sea views from a prime second row position at Brackenbury Cliffs.



**An 'oversized' hut (8' x 8') presentation is possibly one of the best on offer and is offered for sale 'ready for use' including seat bench and storage, table, chairs, Calor gas stove, shelved storage, roof truss storage, storage cupboards, rubber dinghy and windscreens attachable to the doors.**

The hut is located as the first hut at the foot of steps leading directly from Cliff Road, the steps continuing to front row position and therefore maximising the sea views available from hut 676.



A viewing is advised to fully appreciate the beautiful and relaxing nature of a truly individual beach hut.

### **INITIAL SET UP FEE**

As with the purchase of any beach chalet or beach hut in East Suffolk area purchasers will be required to pay a one-off initial transfer of licence fee for the ownership of the hut which for 2024/25 is £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**

We understand the licence fee for 1st April 2024 to 31st March 2025 is £599.78 (excluding VAT). For the year 2025/26 this will rise to £622.75 and for the year 2026/27 it will be £646.86.

### **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 for small business rate relief, then the approximate cost per annum would be in the region of £200.

