



Beach Hut 583, Adjacent Cliff Road, Felixstowe

£35,000

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 front row beach hut approximately 7ft 9 x 6ft 9 in size

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

The hut is offered for sale including almost all contents associated with day to day use of a beach hut including chairs, mugs, cutlery etc.

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 FEE

As with the purchase of any beach hut in Felixstowe or the 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 the year 2025/26 is £764.03. This amount will be invoiced to the new owners of the beach hut by the Local Authority subsequent to completion of the purchase. This will rise to £802.23 on 1st April 2026.

LICENCE FEE

The licence fee for the year 1st April 2025 to 31st March 2026 has been paid to the Local Authority by the vendors.

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 £300.





