



Beach Hut 776 Front row (Premier), Brackenbury Cliff

£39,000

A well-presented beach hut (measuring 7'9" x 6'6") in very good condition, accessed via a single door and with a window adjacent to maximise views, set in a highly popular front row position at Brackenbury Cliffs in Old Felixstowe.



Beach Hut 776 is fitted to include a work surface/dressing unit consisting of three drawers and a storage cupboard with a Calor gas stove above, also has standard beach hut utensils including cups, cutlery, plates etc. There is a bench seat with storage beneath, in addition to fold up seats, a fold away table and a parasol, windshield, first aid kit and fire extinguisher.

The hut is situated in a prime front row position with nearby parking. There are two refreshment huts close by, and the hut is also within easy walking distance of 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.

