



## Beach Hut 6a, Undercliff Road West, Felixstowe

**£29,950**

A wooden beach hut extending to approx 7'8" x 6'8" set in a popular location with direct sea views situated almost directly opposite Felixstowe Town Hall, close to the Leisure Centre and The Pier.



The beach hut is set at promenade level therefore offering easy access for users of all ages and also offering fine sea views.

Hut 6a is also ideally located for access to a range of facilities and amenities with a parade of shops including ice-cream shop and fish and chip shop being nearby in Undercliff Road West.

The hut is presented in good condition and is sold with wind breaks, a wicker chair, a bench seat/storage and a hinged table.

### **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 £759.41 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**

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 £200.









