



Beach Hut 948, Front Row Brackenbury Cliffs, Adjacent Cliff Road

£37,500

A modern and well-maintained beach hut extending to approximately 7'4" x 6'4" in size offering direct sea views from a popular front row position close to Felixstowe's golf course.

The hut measures approximately 7'4" in depth x 6'4" in width (internal measurements) and has a height to pitch of roof of 8'1".

Well maintained, the hut has french doors beyond the standard double doors allowing the benefit of the fine views to be maximised irrespective of weather conditions.

The hut is offered for sale 'as is' and ready for use including a 6'4" x 2' work top/ work surface with three gloss fronted drawers and two cupboards beneath.

Additionally the hut has a wooden store bench/seat, free standing seats, a folding table, calor gas hob and usual cutlery, plates etc.

The hut is ideally situated with nearby parking facilities at Cliff Road Car Park (adjacent to Golf Club) and close to refreshment facilities and drinking tap.

Offered for sale ready for use and enjoying the magnificent views the hut is readily available for viewing and purchase ready for the summer season.



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.



