



## Beach Hut 39, Adjacent Manor Terrace, Felixstowe

**£37,500**

Located in a front row position, adjacent to Manor Terrace, and within walking distance of the Sea You cafe/restaurant, a wooden beach hut extending to approximately 7'10" x 6'10" with pitched roof 7'6" maximum in height.



The hut is ideally located close to public parking facilities, public toilets and refreshment kiosks and is also close to play areas, The Martello Tower and the Sea You cafe/restaurant.

Offering direct views of the sea to the front aspect and with substantial space for seating also to the front, an additional benefit to the hut is a rear access doorway, therefore enjoying the benefits of a sunny aspect morning or afternoon.

The hut is sold equipped and ready for use and includes a bench/seat with storage beneath, a triple cupboard and triple drawer storage unit with work surface above, a drop leave table, windbreaks, deck chairs and cooking stove.

#### **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.





