



Beach Hut 186, Undercliff Road East, Felixstowe

£70,000

Beach Hut 186 is a premier beach hut in a "Prime location" adjacent to Undercliff Road East. The beach hut measures approximately 8' in depth x 7' in width with 8' pitched ceiling height, with power connected and located in one of Felixstowe's most select locations for beach huts.



The hut is offered for sale in good condition and ready for use and is sold fully equipped including such items as seats, tables, coffee machine, microwave oven and parasol.

In addition to the wooden external doors to both the front and rear aspects the hut also has sliding glazed internal doors enabling any owner to continue to enjoy the fine views no matter what the weather.

Electricity is connected to the hut which is unusual for huts in Felixstowe and the location is ideal for access to public facilities, a refreshment kiosk, drinking tap, on road parking and The Fludyers Hotel.

ELECTICITY

As the hut has electricity supplied the owner would need to register any new ownership with a supplier of their choice, currently the supplier is Octopus with an approximate monthly charge including daily rate of £14 per month.



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 (£723.24 inc VAT) 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.





