



Beach Hut 327, 'Havana' Brackenbury Cliffs

£12,995

A well-maintained timber Beach Chalet located close to Brackenbury Green, being parallel to Cliff Road and Golf Road, accordingly ideal for purchasers with mobility issues accessing steps down to the beach.

Being located on road level and accessed from the first Cliff Road car park, the chalet is exceptionally convenient for parking via pay and display car park and also refreshment and toilet facilities.

The Chalet has double doors opening to the front, plus single stable door to the rear, and whilst not offering any views itself, the cliff tops and open green are just a few steps away.

Sold equipped as seen, includes 5 chairs, cushions, table, wall decorations, plates, cups, glasses, cutlery, gas bottle (not full but has gas in there), stove & 2 kettles, plastic water drum to collect water from near by tap, fire extinguisher & fire blanket, picnic rug, doughnut ring inflatable and storage tub.



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.





