



## Beach Hut 12, Adjacent Sea Road, Felixstowe

**£35,000**

A wooden beach hut extending to approximately 9' in depth x 7'3" in width located in a popular position close to Felixstowe's Sea You cafe, children's play area and Beach Street and offering direct views of the sea to the front aspect.



The hut is offered for sale ready for use and equipped and includes items such as bench seating and bench storage, a Calor gas stove, cutlery, plates and glasses, cushions, chairs, wind breaks and a table.

The hut has the advantage of having glazed sliding inner doors therefore meaning that the views of the sea to the front aspect can be utilised even with inclement weather.

### 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.

