



Beach Hut 754, Front Row Brackenbury Cliffs, Felixstowe

PRICE £45,000

Offering fine sea views towards both Felixstowe Ferry and Jacobs Ladder, adjacent to Cliff Road Felixstowe, in a highly popular front row position at "The Dip" in Old Felixstowe

The hut is located within 1/4 mile of pay and display car parks and is within close proximity to public toilets, public tap and refreshment kiosk at "The Dip"

The quaint Hamlet of Felixstowe Ferry is located approximately one mile away and can be accessed via both public footpaths or by car.

The hut is front row with great sea views.

The hut is sold with most contents included and is ready for occupation by a new owner.

INITIAL SET UP FEE

As with the purchase of any Beach Chalet in the East Suffolk area, purchasers will be required to pay the initial set up fee for the ownership of the chalet currently standing in the region of £693.00. This amount will be invoiced to the new owners of the Beach Chalet by the local authority subsequent to completion of the purchase.

LICENCE FEE

We understand that the licence fee has been paid by the current owner until 31st March 2024 therefore meaning the next licence fee for 2024 - 2025 will not be payable until March 2024.

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 the approximate cost per annum would be in the region of £200.

