



3 Bohemia Promenade, Sutton On Sea, Mablethorpe LN12 2GF **Guide Price: £7,500 (£900 + VAT Buyers Fee)**

**Description**

A opportunity to own a slice of the British seaside! This timber beach chalet is conveniently located on the Bohemia Way Promenade of Sutton on Sea, only moments from the local amenities and overlooking the 'Blue Flag Award' winning golden sandy beach.

**Directions**

The beach hut can be found on foot by walking up the path just off Bohemia Way which is accessed from Trusthorpe Road.

<https://what3words.com/corkscrew.reckon.implanted>

**Tenure & Possession**

The beach Hut stands on land owned by East Lindsey District Council and is occupied via a licence agreement at £125 per annum payable on the 1st April each year. A copy of the current standard licence is available via the selling agent.

**Viewing**

The beach hut may be viewed externally during daylight hours.

**Completion Date**

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

**Auction Bidder Identity Check**

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or [cpa@brown-co.com](mailto:cpa@brown-co.com)

**Solicitors**

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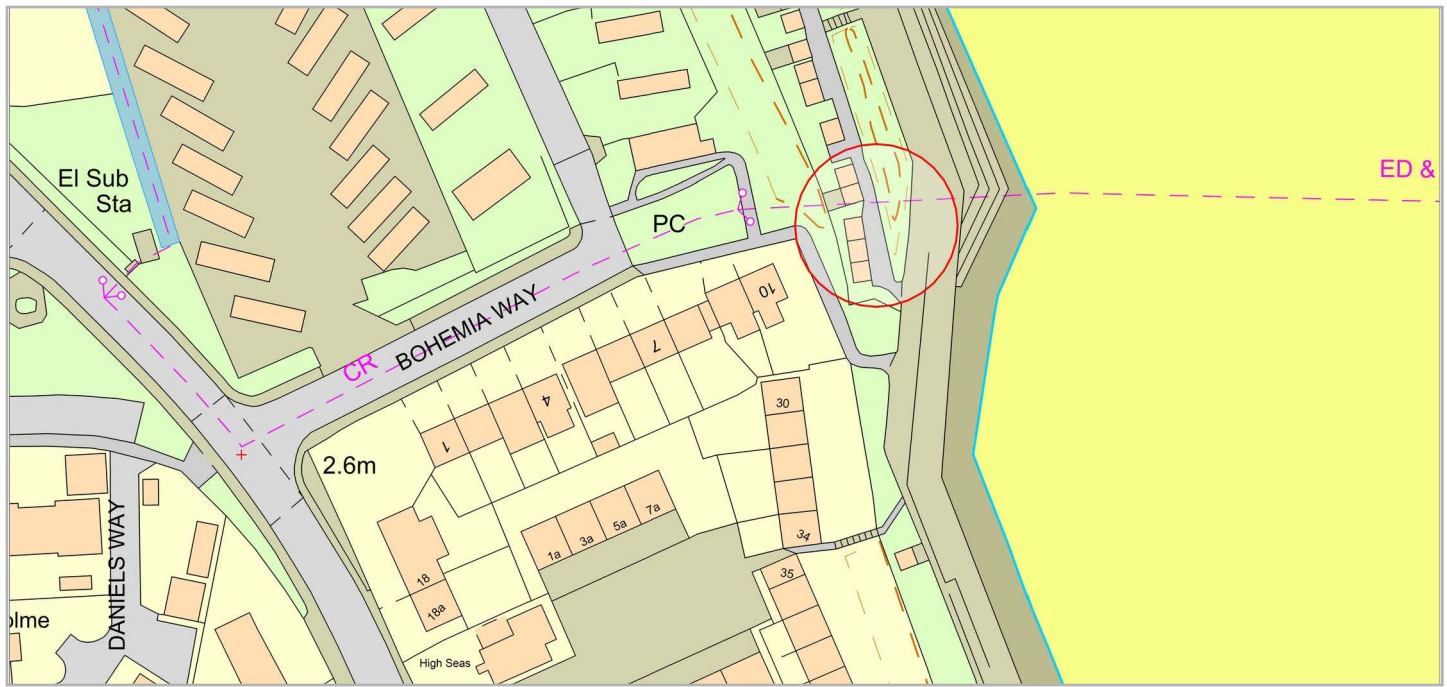
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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.