



Beach Hut 217, Adjacent Undercliff Road East, Felixstowe

£50,000

Located in a premier position on the beach, close to The Fludyers, a wooden beach chalet with doors to both front and rear aspect, with superb sea views, 'Sold as is' and ready for use.

The hut is accessed from promenade level via the rear door whilst the double doors to front aspect offering fine uninterrupted sea views are accessed from a 7'6" x 5' veranda in turn accessed via five steps.

Extending to approximately 7'4" in depth x 6'7" in width the hut is sold ready for use including usual beach hut facilities such as cylinder gas cooking stove, cups/mugs, knives/forks, seat bench with storage underneath and chairs.

Location wise, Undercliff Road East generally proves to be the most popular and select location for beach huts in Felixstowe, being close to drinking taps, a short distance down from The Fludyers Hotel, close to nearby refreshment kiosk, Victorian shelters, toilets and bays/breakwaters ideal for swimming.

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.





