



Kings Parade Holland-On-Sea, CO15 5JB

****BRAND NEW BEACH HUT****
Sheen's Estate Agents are pleased to offer for sale this Beach Hut which is situated alongside Holland-on-Sea and located in the D Section, opposite York Road access. The beach hut is a perfect spot to relax, with the regenerated seafront and being within 100 metres of Flags Cafe. An internal inspection is highly advised to appreciate the seafront views on offer.

- Beach Hut 11'3 x 7'4
- Brand New Beach Hut
- Direct Sea Views
- Viewing Advised
- Located in Section D
- 100 Metres From Flags Cafe



Price £35,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

BEACH HUT

11'3 x 7'4

Double folding shutters leads onto double paned wooden double doors.



INTERNAL VIEWS OF BEACH HUT



VIEWS

Views across promenade and sea wall to beach.



Material Information (Beach Hut)

Please be aware that any prospective purchaser will be required to pay the Beach Hut Licence Application fee to Tendring District Council which is approximately £500.

Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

JB 05/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

AGENTS NOTE

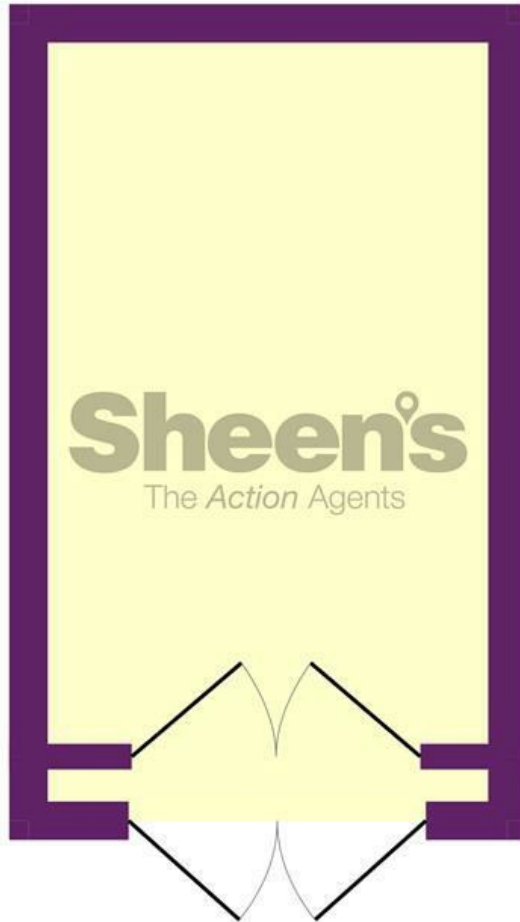
Beach hut will be subject to yearly fees:

Local resident £319.34

Non-local resident £636.29

New license/transfer fee: £512.50 (will be needed when purchasing)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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