



Beach Hut 869 Brackenbury Cliffs, Felixstowe

£18,500

A second row beach hut set in the popular position at Brackenbury Cliffs in Old Felixstowe, close to the golf club with good sea views. The hut is "oversized" measuring 8'1" depth x 7'1" width, 8'5" height to pitch of roof.

Sold as seen, seat bench storage beneath, gas stove, gas mini oven, kettle, " kitchen area " with tiled sink, shelving, plates, saucepans, cutlery, radio, fold away table, chairs.

Rubber roof

Internal glazed bi-fold doors to enable all year use without losing views.

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 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.





