



Beach Hut 560, Front Row, Brackenbury Fort

£35,000

Newly constructed in 2025 with the benefit of internally clad wall and ceiling, a front row wooden beach hut extending to approximately 7'4" x 6'4" sold equipped and ready for use.

Brackenbury Fort is an exceptionally popular location in Old Felixstowe accessed from the Kiosk car park on Cliff Road.

From the parking area proceed down two flights of steps to the front row position where Hut 560 has seating space to the front aspect and is located directly overlooking the sea on the front row position.

The Hut is sold ready for use and incorporates three drawers, a storage cupboard, two benches, kettle, Calor gas stove and Calor gas cylinders, fold up chairs and usual utensils such as cups, plates, knives, forks, pots and saucepans.

Available for immediate use upon completion an inspection is advised to appreciate the modern nature of the hut, the condition and also the sought after location.

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 2026/27 is £802.23. 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 on 1st April 2027.

LICENCE FEE

The licence fee for the year 1st April 2026 to 31st March 2027 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.

