



Scott Beckett Estate Agents
19 Hamilton Road, Felixstowe,
Suffolk, IP11 7AX

Beach Hut 60, Adjacent Manor Terrace, Felixstowe



£45,000

Located in a front row position, adjacent to Manor Terrace, and within walking distance of the Sea You cafe / restaurant, a well presented and well maintained wooden beach hut extending to approximately 7'4" x 6'10" with pitched roof 7'10" maximum in height.



The hut is ideally located close to public parking facilities, public toilets and refreshment kiosks and is also close to play areas, The Martello Tower, the Sea You cafe/restaurant and Observation wheel.

The hut offers direct views of the sea to the front aspect and with substantial space for seating also to the front overlooking the sea.

The hut is sold equipped and ready for use and includes a bench / seat with storage beneath, fitted eye level and base cupboards and work surface above, parasol, windbreaks, deck chairs and cups, saucers and plates..

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.

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.



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