



Beach Hut 857, Second Row Brackenbury Cliffs, Adjacent Cliff Road

£16,500

Set in a popular Old Felixstowe location at Brackenbury Cliffs a well maintained and re-roofed beach hut measuring approximately 8' x 7' and offering some sea views from second row position.

The hut is situated in a popular and convenient second row position at Brackenbury Cliffs close to Felixstowe's golf course and has nearby water tap facilities and public car park close by.

Being a second row position the hut offers some sea views beyond the huts immediately in front but with the benefit of added seclusion, shelter and with an area in front of the hut suitable for seating.

The hut is sold with full contents and ready for use, contents include a calor gas stove and cylinder, two storage bench seats, chairs, sun loungers, kettle, cups, plates, knives, forks, windbreaks and sunshade.

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.

