



Beach Hut 926, Front Row, Brackenbury Cliffs

£45,000

An oversized (8'7" x 6'8") elevated front row beach hut located in Old Felixstowe close to local amenities.



The hut is sold fully equipped and ready to go with items such as fitted benches with cushions provided, a kitchenette area with calor gas cooker and bottle and fitted storage cupboard.

The hut benefits from internal glass sliding doors and is located a short distance away to the public toilers, dip kiosk cafe, Cliff Lands pay and display car park and Felixstowe Ferry golf club.

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.

