



## Beach Hut 923 Front Row Beach Hut

**£38,000**

'Reason To Be Cheerful part 923' is a front row beach hut situated directly overlooking the sea in a prime Old Felixstowe location close to the Clifflands pay and display car park and the Dip kiosk.

The hut measures approximately 7'9" x 7'1" and is well maintained benefitting from tiled flooring and internal glazed doors beyond the standard double doors allowing the benefit of the fine views to be maximised irrespective of weather conditions.

The hut is offered for sale 'as is' and ready for use including bench seating with storage below, storage cupboards and a gas hob.

The hut is ideally situated with nearby parking facilities at Cliff Road Car Park (adjacent to Golf Club) and close to refreshment facilities and drinking tap.

Offered for sale ready for use and enjoying the magnificent views the hut is readily available for viewing.

### **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.



