



Beach Hut 12, Front Row (Direct on Beach), Adjacent Cliff Road

£40,000

Located directly on the beach and overlooking a lagoon close to Felixstowe Golf Club, a wooden beach hut measuring 7'3" x 6'1" offered for sale equipped and ready for immediate use.

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The hut has also recently undergone a full refurb (June 2026) which includes a new roof and new flooring. It is located close to Clifflands pay and display car park.

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 (£757 inc VAT) 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 already claiming small business rate relief on a small business, then the approximate cost per annum would be £300.





