



## Beach Hut 721, Brackenbury (Adjacent Cliff Road)

**£35,000**

Located in a premier but quiet position at Brackenbury Cliffs is this well maintained front row hut overlooking the sea.

Beach Hut 721 is a delightful hut, offering uninterrupted sea views and measures 8' 10" x 6' 11" (2.69m x 2.11m). Further benefits include parquet flooring and internal sliding glass draft excluder doors.

The hut is in good condition and comes 'ready for use' including fitted benches with storage below, fitted storage cupboards and a gas cylinder and stove.

#### **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 2026 to 31st March 2027 has been paid for by the current owner and was £911.18

#### **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.

