

KE



East Cliff Beach Huts, Herne Bay, Kent, CT6 6BA

£19,500

- Prime Coastal Location
- Facilities Nearby
- Ready To Use Or Customise
- East Cliff, Herne Bay

, CT6 6BA

We are delighted to offer a unique selection of 22 individual beach huts, each available for separate purchase. Perfectly situated along a picturesque stretch of coastline on the promenade at East Cliff, Herne Bay. These huts are a well-established part of the local seaside experience and offer enormous potential for both income and lifestyle.



Council Tax Band:



Beach Hut Construction

- Overall hut size: 2.4m x 2.9m- Apex height: 2.960m, Eaves 1.9m, pitch 33°- Pressure treated softwood tongue and groove floor- 18mm External grade plywood roofing- 34mm x 45mm treated softwood framing- Cladding: 25mm x 200mm treated shiplap cladding, Tyvec lining- Verandah: 700mm x 2400mm decked verandah with balustrade to side- Door: Purpose made framed ledged and braced timber double doors- 1220mm x 1780mm, to the front of the beach hut- All timber used is pressure treated with preservative and all cut ends treated prior to construction.

Security

- Includes three mortice locks, two shoot bolts and heavy duty hinges.- Galvanised security bar fitted across the front of the beach hut for additional security. The bar is mounted on two galvanised brackets which fit to the hut frame. A second supporting bracket is fitted centrally (to the door).- The bar is locked in place by a single padlock. Exposed screws are anti-tamper.

Charges

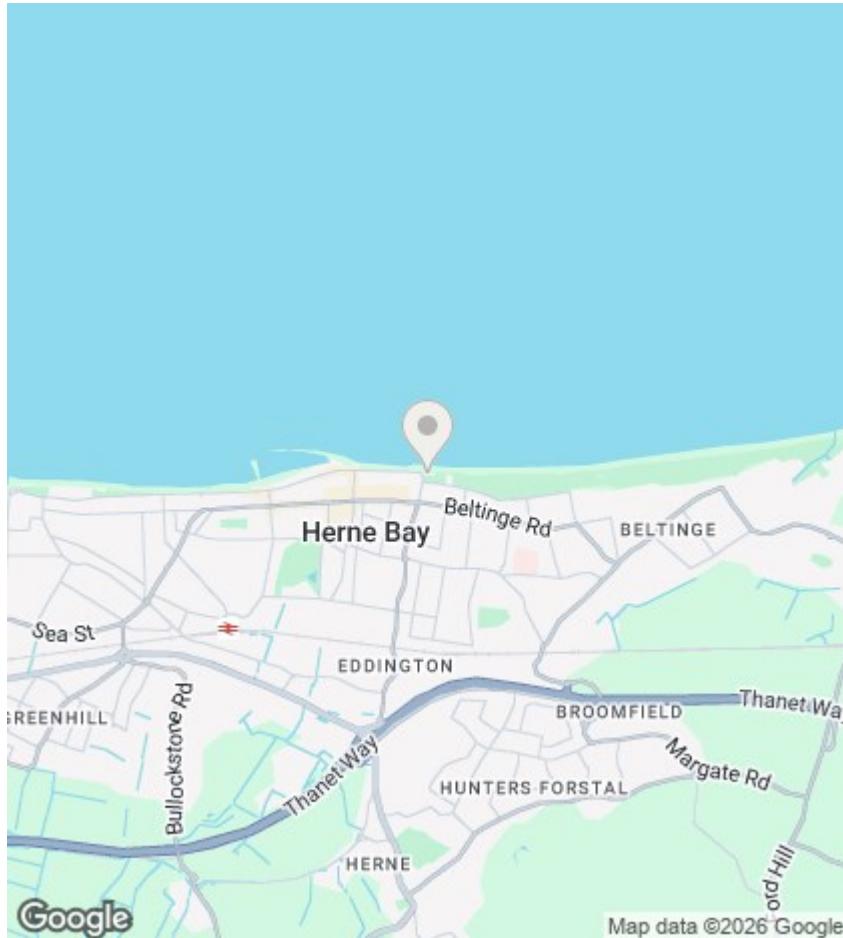
Annual Site Fee's for 2025/26 is £899.06. This is charged pro-rata for the first year. The fees will be decided by our fees and charges process for future years. Business rates are charged on beach huts and you'll get a separate invoice for it. If you do not pay business rates in your name anywhere else, then you should apply for small business rates relief once you own the hut, which currently provides 100% relief.

Tenancy Arrangement

The council act as the landlord for the beach huts. As the owner, you pay an annual rent to us for the site. You must maintain public liability insurance and keep your beach hut in good order. The beach hut tenancy is rolled over from year to year until you give notice to end it. You can sell your beach hut or transfer it to someone else, you can also 'assign the tenancy' for an assignment admin fee. This means that the new owner has the same tenancy rights to be on the site.

Full Description

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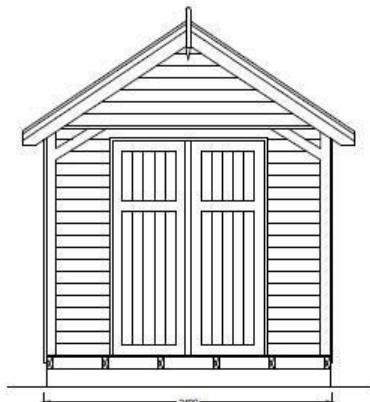


Viewings

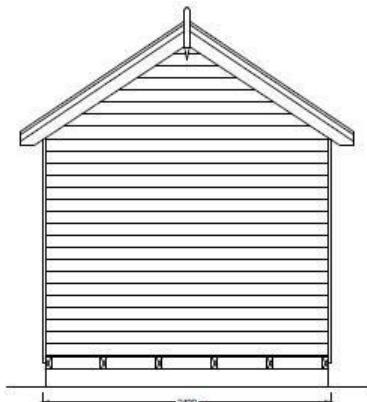
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

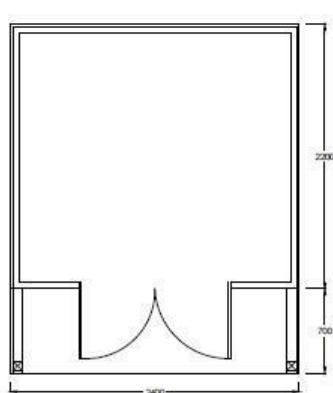
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



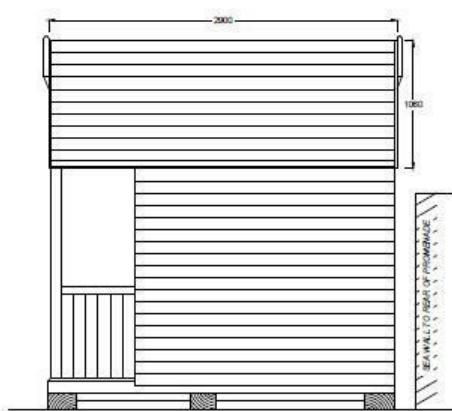
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED BEACH HUT PLAN



PROPOSED SIDE ELEVATION