



**Beach Hut 718, Front Row Brackenbury Cliffs, Adjacent Cliff Rd**

**£30,500**

**A well-presented beach hut (7'10 x 6'10") offering fine sea views towards both Felixstowe Ferry and Jacobs Ladder, set in a highly popular front row position at Brackenbury Cliffs in Old Felixstowe.**

**BEACH HUT 718 Measuring approximately 7' 10" x 6' 10" (2.39m x 2.08m)**

The beach hut offers good presentation and is offered for sale 'ready for use' including seat bench and storage, chairs, calor gas stove, shelving, kettle, knives and forks, plates and cups.

The hut is situated in a prime front row position with nearby parking and refreshment hut.

**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.





