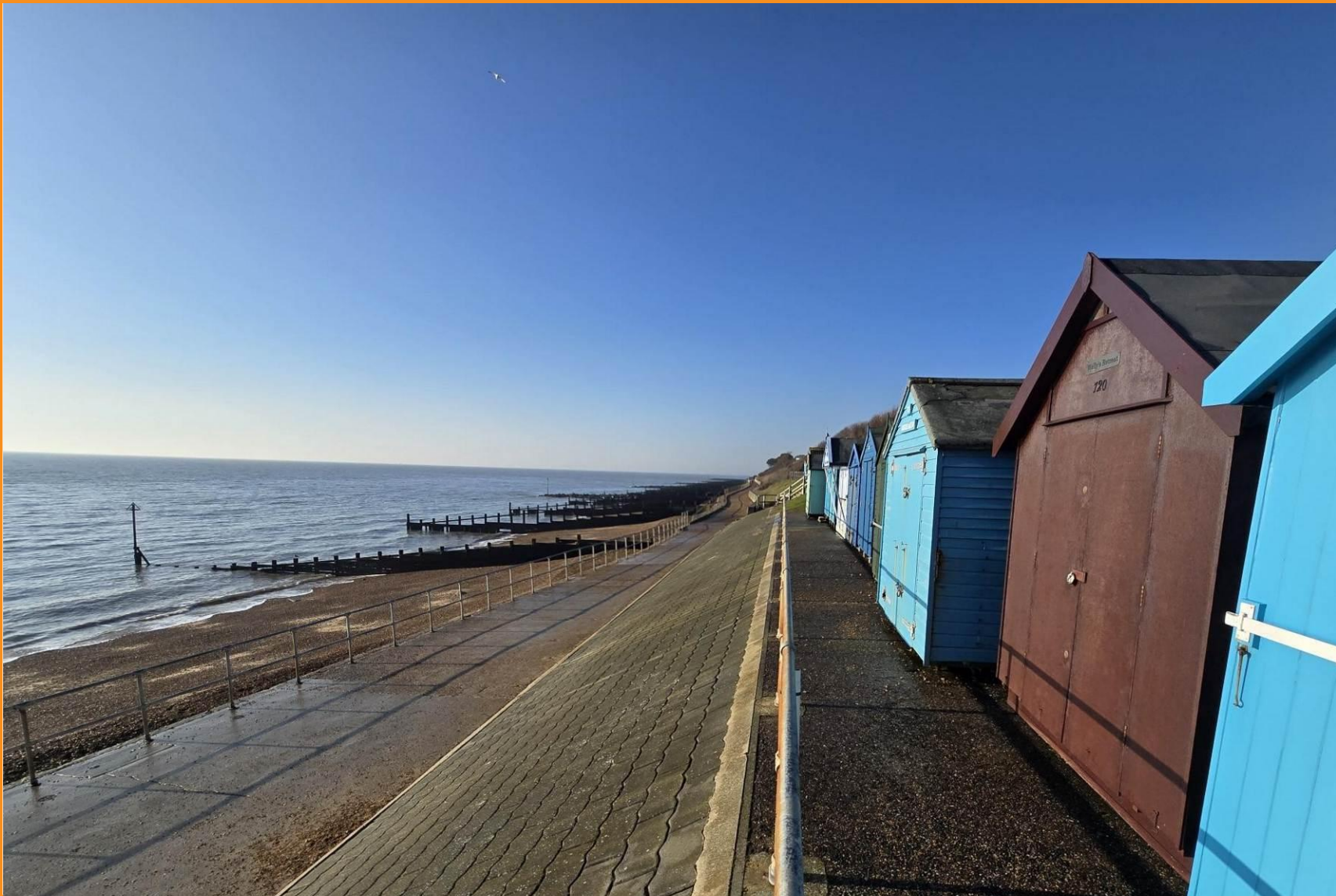




Beach Hut 720, Front Row, Brackenbury(Adjacent Cliff Road)

£28,000

**Located in a premier position at Brackenbury Cliffs is this front row hut
overlooking the sea**

Beach Hut 720 offers uninterrupted sea views and measures 7'5" x 6'6" (2.16 metres wide x 2.46 metres deep) with wood panelling and a pitched roof.

The hut is in good condition and comes 'ready for use' including two bench storage units, one to either side, enabling seating for up to six people.

Also included is a Calor gas stove, kettle, mugs and a clock, tables and chairs within door storage panels, a pair of folding chairs, children's' beach hut toys (buckets & spade, cricket set, football, tennis balls etc. Also with mugs and a clock.

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.

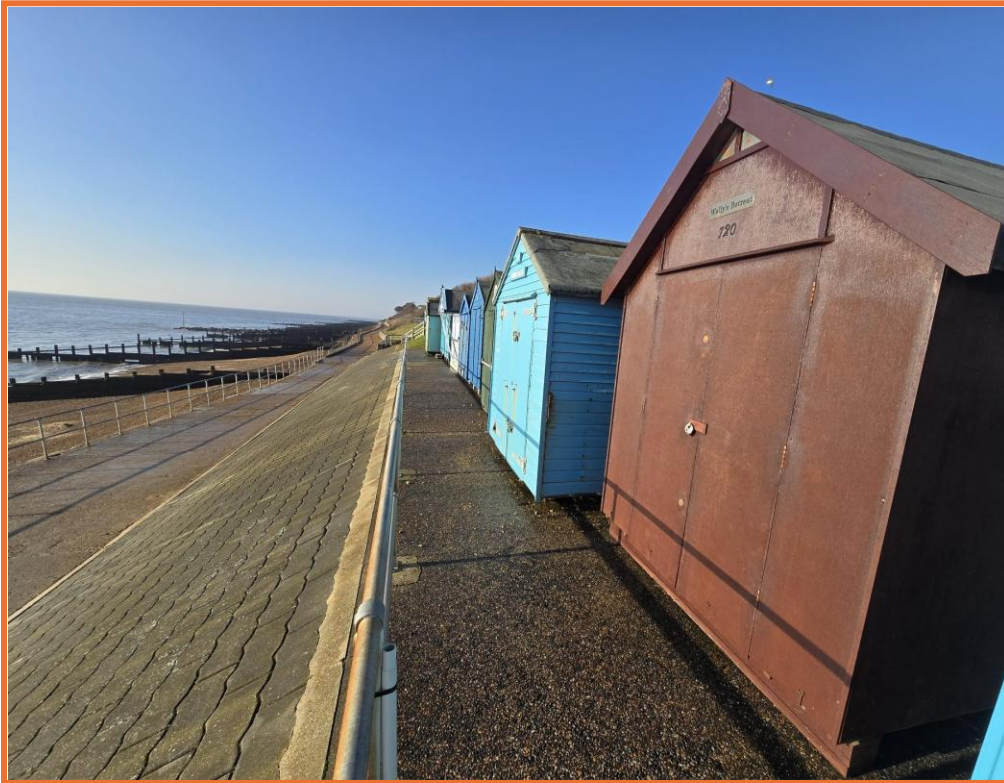
LICENCE FEE

The licence fee for the year 1st April 2025 to 31st March 2026 is (£723.24 inc VAT)

The licence fee for the year 1st April 2026 to 31st March 2027 will be (£759.41)

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.



BEAUTIFUL FRONT ROW LOCATION

UNINTERRUPTED SEA VIEWS

