



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

**£50,000**

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.





