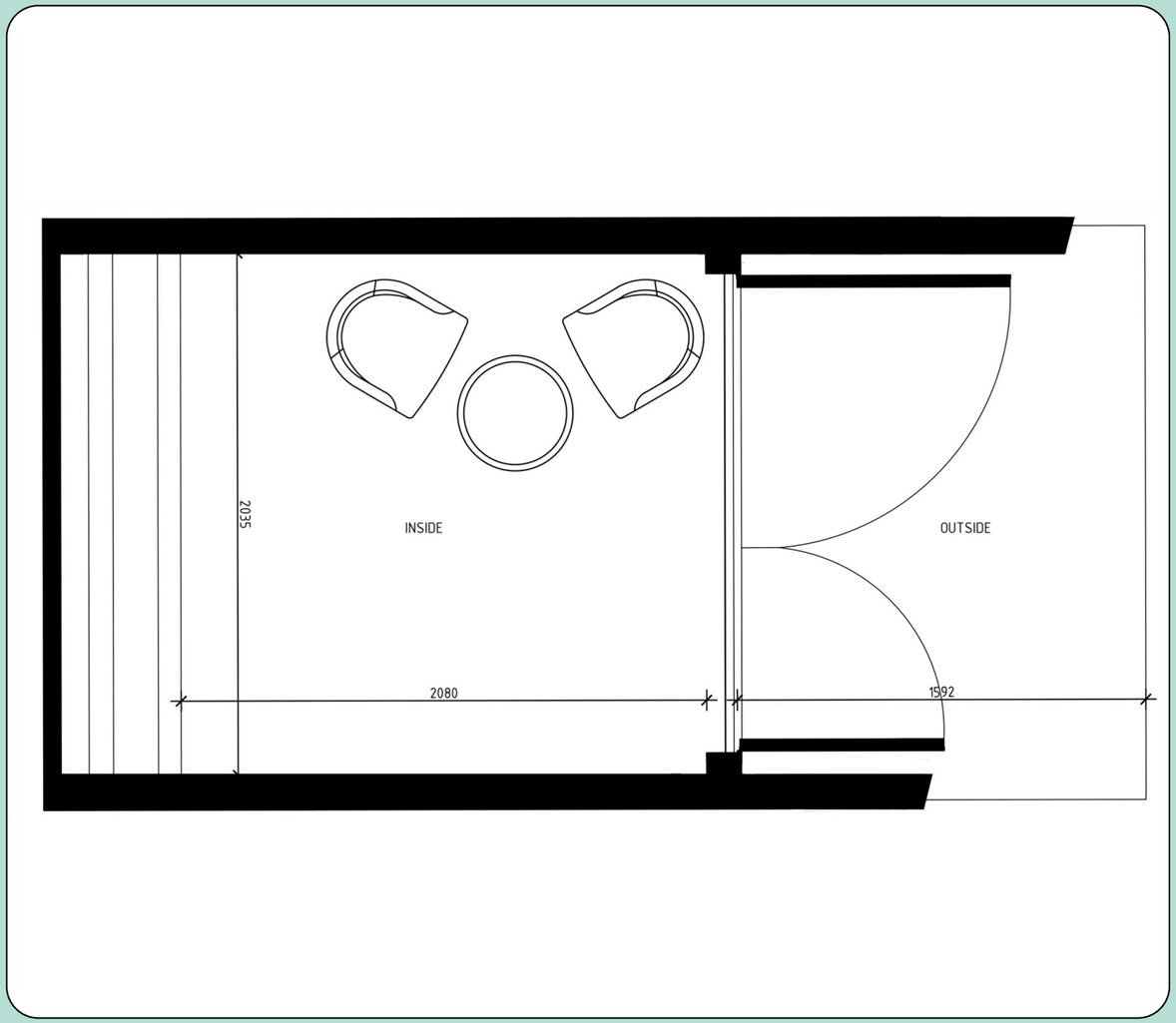
Tenure: Leasehold
Council Tax Band:
EPC Rating:
Local Authority: East Suffolk Council



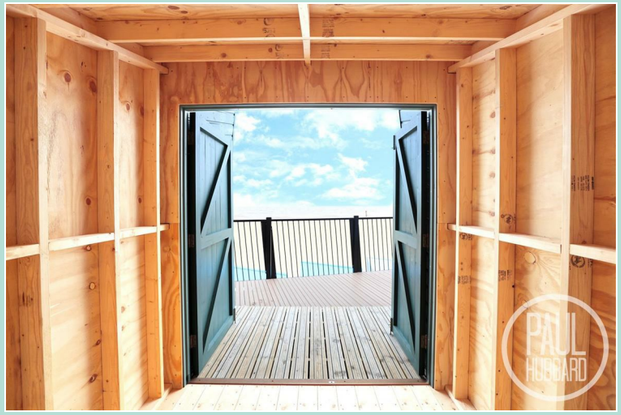
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

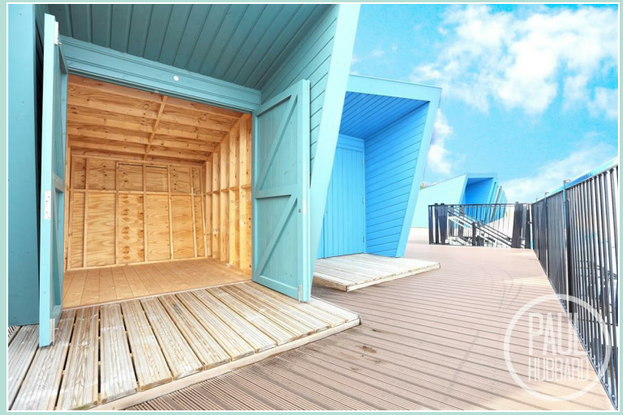
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

£30,000





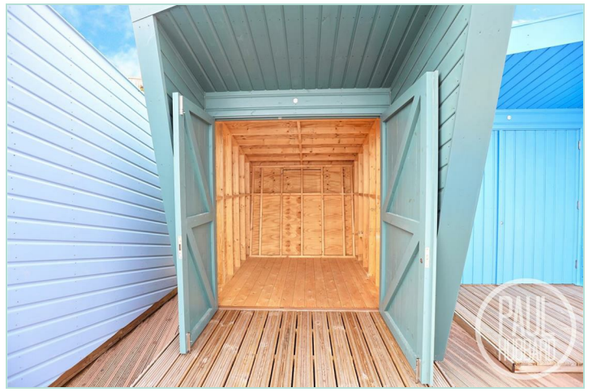


South Beach
Suffolk, NR33 0HY

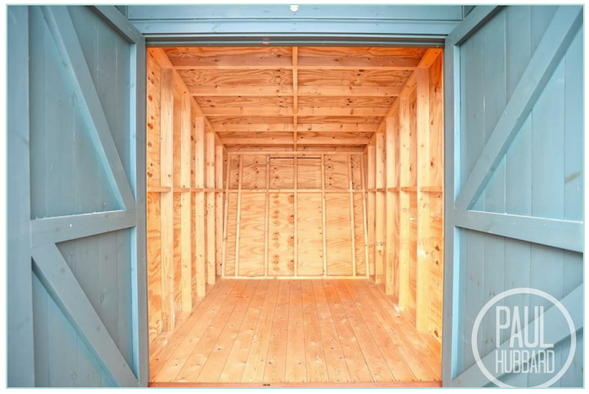
- 15 year extendable lease
- Overlooking award wining beach
- Stylish and contemporary design
- Lower and upper tiers available
- Reserve yours via deposit
- Not suitable for buy to let
- Sun terrace to front

e - info@paulhubbardonline.com t - 01502 531218









SUMMARY
Stylish, unique and contemporary designed beach huts on the popular South Beach. Enjoy Lowestoft's award winning beach every day from one of the 36 new build beach huts available to purchase

LOCATION
Lowestoft is a enthralling seaside town, located in North-East Suffolk and best known perhaps for being the most easterly place in the UK. Steeped in rich maritime history, Lowestoft is a town which offers something for people of all ages, making it the perfect UK Holiday destination for individuals, couples and families.

Lowestoft South Beach is a wide sandy stretch, located between Claremont Pier and Pakefield. Upon multiple occasions receiving a Seaside Award, recognising the high standards of beach management, cleanliness, and safety. A favourite with families and all generations, locals and visitors, Lowestoft's South Beach, the sandy beach is backed by a promenade with beach huts, boasting a cafe which serves ice creams, hot and cold drinks and snacks.

The beach is popular with watersports including paddle-boarding, surfing, jet skiing, wind surfing and kite surfing.

ESSENTIAL INFORMATION
Public toilets are available on the lower promenade adjacent to Sunrise@Zak's, further along the promenade towards the Pier, along with showers, and in Kensington Gardens.

Beach kiosks serving ice creams, hot and cold drinks and snacks include Zak's Sunrise Cafe and Sandy Toes - both located on the lower promenade and Claremont Pier. There is also a cafe in Kensington Gardens and on the upper promenade at The Thatched Cottage.

There is a scheduled lifeguard patrol on Lowestoft South Beach (designated areas) during the main season.

There are car parks and street parking available within walking distance of the beach. Dogs are not permitted on the beach between 1st May to 30th September (designated areas)

DESIGN
Designed by Norwich-based architects Chaplin Farrant, the new huts are being erected on two levels and face partially south to ensure maximum sunshine throughout the day.

The tips of the structures face eastwards, reflecting Lowestoft's position as the most easterly location in the country and is the inspiration behind their new name.

HUT DIMENSIONS
6'10" x 6'8"
Constructed by local reputable firms MS Oakes and PJ Spillings, they offer space for seating and storage (Shell provided only). Double doors open to a further 1.59m deep sun terrace, allowing you to enjoy whatever the weather.

The site offers no mains electricity, no mains gas or no mains water. Although there is a Drinking water point/s (standpipe tap) available in the vicinity for customers personal use.

LEASE DETAILS
Total Price will be £30,000 incl VAT @ prevailing rate (20% from April)

Ground rent to be £850 per annum plus VAT @ prevailing rate (20% from April). This is in addition to purchase price and applies at the start of the lease.

Lease term will be 15 years.

Heads of Terms available on request

AVAILABILITY
The 36nr huts to be sold are numbered as:

Lower Tier – Left Side – 36-51 inclusive
Upper Tier – Left Side – 1-20 inclusive

RESERVATION
If you get the chance of being offered one to purchase then you will be required to pay £1800 inclusive of VAT deposit (half refundable if you pull out). Once receipt of deposit it confirmed then you may request a particular hut from those remaining available.

Then upon completion you will pay the £28,200 via your solicitor to finalise the transaction.

BEACH HUTS TO RENT
It will not be permitted to let out these beach huts, they are for personal enjoyment only.

East Suffolk Council will be retaining the other 36 to be let out via their dedicated website for the anyone to hire and enjoy. www.hirebeachhuts.co.uk

The accessible huts are numbers 52-61. (Not for sale)

Anti-Money Laundering
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

