

independent estate agents

paul jeffreys

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**2 BEACH HUT, CALSHOT BEACH, CALSHOT SO45 1BS**

**PRICE: £59,950**



**LOCATION**

The beach hut is a day hut and is situated directly on Calshot Beach with superb views across Southampton Water towards the Isle of Wight, whilst the Spinnaker Tower at Portsmouth is also visible from here. Items included in the sale include a gas oven and hob with 2 calor gas bottles, larderette unit with pull out worktop, corner seating with storage underneath and various other items.

**TERMS AND CONDITIONS**

The hut is available on an annual licence from New Forest District Council (NFDC). The current licence fee is £899 inc. VAT per annum for NFDC residents. If you are not a NFDC resident the licence fee is £1,384 inc. VAT per annum. There is a transfer fee payable by the seller, which is currently TBC inc. VAT.

**RATES**

The property is classed as a non-domestic property, but we understand that as the rateable value is below the threshold of £15,000, it is zero rated. However, we would ask all interested parties to check this information with NFDC. We further understand that if you do not own any other non-domestic properties within NFDC, there are no rates payable.

**DIRECTIONS**

On reaching Calshot, fork left towards Calshot Activity Centre and the beach hut will be found on the sea side at the end of the public car park and toilets.

**VIEWING**

**STRICTLY BY APPOINTMENT**

OPEN	Weekdays	9.00am - 5.00pm
	Saturday	9.00am - 4.00pm
	Sunday	10.00am - 3.00pm

MJD/SW/08.25

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open 7 days

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