



## Kings Parade Holland On Sea, CO15 5JH

Located in the popular 'D' section of Holland-on-Sea's regenerated beaches, Sheens Estate Agents are pleased to offer this beach hut. Opposite York Road access, this beach hut offers the perfect opportunity to enjoy the hot summer days. The beach hut is conveniently located within 100 metres of Flag's Cafe. An internal inspection is highly advised to appreciate the seafront views on offer.

- Direct Seafront Location
- Beach Hut 11'7 x 8'
- Direct Sea Views
- Viewing Advised
- Located In Section D
- Within 100 Metres From Flag's Cafe
- Approx 900 Feet From Public Toilets



**Price £38,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### BEACH HUT

Double folding shutters with stable style door opening to beach hut with high level shutter.



## INTERNAL VIEW OF BEACH HUT

11'7 x 8'

Double single glazed doors opening to sitting area. Built in storage cupboards.



## VIEWS

Views across promenade and sea wall to beach.



## Material Information (Beach Hut)

Please be aware that any prospective purchaser will be required to pay the Beach Hut Licence Application fee to Tendring District Council which is approximately £500.

Beach Huts are also liable for business rates (Discount to these can be applied if you are a resident to Tendring Area).

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## JB 03/26 PARAGRAPH

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## AGENTS NOTE

Beach hut will be subject to yearly fees:

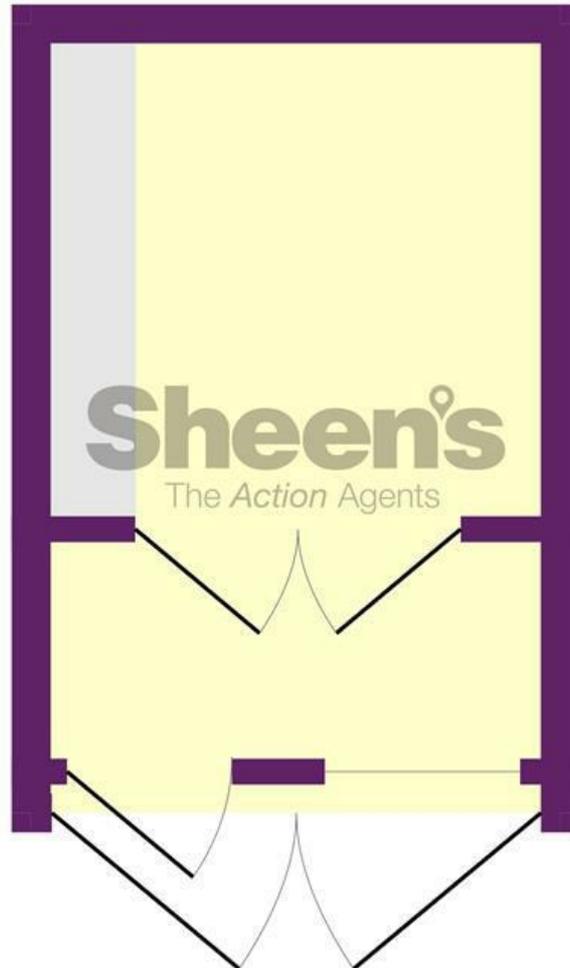
Local resident £323.33

Non-local resident £652.19

New license/transfer fee: £512.50 (will be needed when purchasing)

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GROUND FLOOR  
96 sq.ft. (9.0 sq.m.) approx.



TOTAL FLOOR AREA: 96 sq.ft. (9.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents