

Coast Drive Beach Hut Lettings

Key Terms

Lease Terms

The beach huts will be leased for a duration of five years and will include an annual mutual landlord-tenant break option.

We do not offer daily, weekly or monthly rentals.

Tenants

Tenants will be allocated on a first-come first-served basis from the Coast Drive beach hut waiting list.

Up to four people may be named on one beach hut lease.

Rent

The annual rent for the beach huts is £1,470 + VAT and will be subject to a 5% annual increase.

VAT is applicable to beach hut rents and will be applied at the prevailing rate.

The annual rent needs to be paid in advance, **in full** and within 14 days of the invoice date. Rent payment instalments (payment plans) are not accepted.

The rent for any new leases agreed between 2026 and 2030 will be charged at the prevailing rate at their commencement.

Repairs and Decoration

Tenants are responsible for internal and external beach hut repairs.

Non-structural alterations to the interior are permitted but all alterations must be removed, and any damage remedied at the end of the term to the Council's satisfaction.

Business rates (non-domestic rates)

Beach huts are classed as non-domestic property which means they will be liable for non-domestic rates, usually known as business rates, soon after the project completes.

Beach hut leaseholders who are not liable for business rates elsewhere are entitled to claim small business rate relief up to a 100% reduction.

November 2025

SUBJECT TO CONTRACT

Parking

Parking is available on site within Coast Drive Car Park. Beach hut users will need to purchase a parking ticket on site or alternatively a seasonal permit via the Council's website.

Insurance

Tenants will be responsible for obtaining Public Liability Insurance for their use of the hut.

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