

**Lot 27, 29/35 St Annes Road West, Lytham St. Annes,
Lancashire FY8 1SB**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Retail and Office Investment

- Comprises 3 retail units, upper-floor offices and second-floor accommodation designated for residential use
- Tenants include TG Jones and Bakes & Cakes
- Rent rising to £78,786 in July 2027 (4)
- Total approximate floor area of. 1,387.21 sq. ft. (14,933 sq. m.)
- Busy pedestrianised and prominent town centre location
- Approximately 200m. from St Annes-on-the-Sea Station, 300m. from St Annes Pier and 1km from Royal Lytham & St Annes Golf Club
- Nearby occupiers include Tesco Express, Aldi, Sainsbury's, Holland & Barrett, B&M, Starbucks, Boots, Card Factory, New Look and Superdrug
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Lot

27

Auction

29th October 2026

Rent

£21,036 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

5 miles south of Blackpool, 16 miles west of Preston, 48 miles north-west of Manchester

Roads

A583, A584, M55 (J4), M6 (J32)

Rail

St Annes-on-Sea Railway Station

Air

Liverpool John Lennon Airport, Manchester Airport

Situation

Lytham St Annes is a popular and affluent Lancashire coastal resort, internationally renowned for the Royal Lytham & St Annes Golf Club, a regular host of the Open Championship (next in 2028). The property is prominently situated on the north side of the pedestrianised part of St Annes Road West, the town's principal retailing thoroughfare, close to its junction with Garden Street and within walking distance to Burlington Centre.

The property also benefits from being approximately 200 meters from St Annes-on-the-Sea Station. Nearby occupiers include Tesco Express, Aldi, Sainsbury's, Holland & Barrett, B&M, Starbucks, Boots, Card Factory, New Look and Superdrug.

Tenure

Long Leasehold. Held for a term of 970 years until 30/04/2858.

EPC

Band C.

Description

The property comprises 3 retail units on the ground floor and ancillary accommodation in the basement, first, second and third floors with offices also arranged over the first and second floors. The second floors also benefit from designated residential use.

The property also benefits from 6 car parking spaces to the rear, while the unit let to TG Jones includes a Toys R Us concession area.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Tenant	Term	Rent p.a.x.
29	Ground First Second Third	Retail Office/Ancillary Office/Ancillary Ancillary	102.48 167.78 158.84 23.75	(1,103) (1,806) (1,710) (256)	MODUS VIVENDI INVESTMENTS LIMITED t/a Bakes & Cakes	846 years from 02/03/2012 until 28/02/2858	£36
31-33 & 35	Basement Ground First Second	Ancillary Retail Office Residential	214.39 462.36 148.90 108.71	(2,308) (4,977) (1,603) (1,170)	TG JONES RETAIL HOLDINGS LIMITED (t/a TG Jones) (2)(3)	5 years from 17/07/2023	£21,000 (4)
Total			1,387.21	(14,933)			£21,036

N.B. The floor stated above for 29 St Annes Road West are those published by the Valuation Office Agency (www.voa.gov.uk).

(1) The unit has been sub-let to Bakes & Cakes Limited from 09/04/2020 until 08/04/2032.

(2) Part of the ground and basement floors of No. 35 let to WH Smith Retail Holdings Limited have been sub-let to Max Spielmann Limited (t/a The Photo Exert) on a rolling tenancy a rent of £16,000 p.a. (<https://www.maxphoto.co.uk/>).

(3) TG Jones' restructuring plans have been approved to provide a further £15 million loan from Modella Capital to support its turnaround strategy, including the refurbishment of stores and investment in its retained portfolio. (Source: IPS Creditor Portal Documents 25/06/2026)

(4) Under the terms of the lease the contracted rent is £84,000 per annum. The tenant is currently paying a reduced rent of £21,000 per annum. The property has been classified as an A2 status by Modella and from 1st July 2027, the rent will increase to £78,750 per annum.

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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Hamkins LLP
1 Kingsway
London
WC2B 6AN

Ben Kilshaw
0207 355 6000
ben.kilshaw@hamkins.com

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2026