Lot 20, 29/35 St Annes Road West, Lytham St. Annes,
Lancashire FY8 1SB

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Retail and Office Investment

www.acuitus.co.uk

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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

Lot
20

Auction
10th December 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.


01253 640040
Management
HOMESTEAD
Bakes&Cakes
• Latté / Teas
• Cold Drinks
• Fresh Bread
Bakes&Cakes
TG Jones
01253 781936
ALLEGRIA
Italian Restaurant
Italian Restaurant


onese Restaurant
SCO express
HOMESTEAD
TG Jones
Zone
ENDS


TENPO
TENPO
TENPO
EDEN
ALLEGRIA
Bakes & Cakes
01253 640040


SAINT GEORGE'S LANE
GARDEN STREET
SAINT ANNE'S ROAD WEST
PARK ROAD
THE CRESCENT
BACK WEST CRESCENT
ORCHARD
ITALIAN RESTAURANT
BAKES & CAKES
TGJONES
MAX SPIELMANN
ENTWISTLE GREEN EST. AGT.
TESCO EXPRESS
SKIPTON BUILDING SOCIETY
HOLLAND & BARRETT
SPECSAVERS
AGE UK
GRAPE TREE
VAPERS' CHOICE
ALLEGRIA
GIFT SHOP
EDEN
SALTROCK
ST ANNES FINE FOODS
HERBS & ACUPUNCTURE
BRITISH HEART FOUNDATION
WILLIAM HILL
BOOTS
LOOK
GEMMA'S COSMETICS
SANTANDER
KING'S ORTHODONTICS
CAFE NERO
BONMARCHE
NUMBER FIFTEEN PUB
DEBRA CHARITY SHOP
ST ANNES NAILS & SPA
BAYFIELDS OPTICIANS
CANCER RESEARCH UK
BOOTS OPTICIANS
BETFRED
WINDMILL LODGE
FRESH CAFE
FYLDE PRIVATE GP
VERY VINTAGE
COUNTY EST. AGT.
ST ANNES KEY CENTRE
URBAN ARTS STUDIO
VERDI ANTIQUES
THE DUCKS NUTS
ANATOLIA TAKEAWAY
ST ANNES NEWSAGENTS
JOSIE & CO
SEVENTH SLEEVE TATTOO
BLACK SHEEP TEAROOM
WOOD STREET COFFEE
MARGARETS FLORIST
THE ZEN RESTAURANT
THE TRAWLBOAT JD WETHERSPOON
TASTYSNAX
CRAFTY COTTAGE
CUBE CLOTHING
AGE UK
ITECHSQUAD
BEURRE PATISSERIE
CORNER
EST. AGT.
THE VAPOUR
INTUS
AND GREY
HAIR & BEAUTY
GRACE
SERENITY
TELLERS
STORY-
INSURANCE
TREE HOUSE HEALTH & BEAUTY CENTRE
STORE
WAREHOUSE
PRE-LOVED SOFAS AND CHAIRS
MINTERS
GABRIELLAS
TOP MARQUE
ANTONS CAFE BAR
ZEKO'S
FINE ART & FRAMES
GLAMSIN TEA ROOM
STUDIO NAILS
SPECSAVERS
CHRISTIAN SCIENCE CHURCH
MIRRIE DANCER
CHEESE EMPORIUM
THE WORKS
THE NAILS PLACE
PREMIER EXPRESS
WOOD ST
VACANT
DWG
0
50 m
100 m
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2026