



St. Annes Road West, Lytham St. Annes, FY8

Ruby Estates are proud to bring you this unique prime corner property in St Annes. Former Barclays Bank, the ground & basement offer approx. 3,010 sq ft at £35,000pa. Ideal for blue-chip retailers, coffee shops, restaurants and flagship operators, with 5 luxury apartments being developed above

Features :

Receptionist

Parking

Meeting Room and Conference Facilities

UNIQUE PRIME CORNER RETAIL / COMMERCIAL OPPORTUNITY – ST ANNES TOWN CENTRE

Ruby Estates are proud to bring you this unique property for rent, occupying one of the most prominent corner positions in the heart of St Annes-on-Sea.

Located at 56 St Annes Road West, Lytham St Annes, FY8 1UE, this substantial landmark property benefits from a major corner plot with extensive frontage onto both St Annes Road West and Park Road, providing exceptional visibility and a highly prominent trading position.

The property offers an exciting opportunity for an established **blue-chip retailer, premium coffee shop, restaurant, leisure operator, showroom, financial services business or other high-quality commercial occupier** looking to establish a presence in one of the Fylde Coast's most affluent and popular locations.

THE PROPERTY

The accommodation being offered comprises the ground floor and basement, providing approximately:

- **Ground Floor – 2,193 sq ft**
- **Basement – 817 sq ft**
- **Total – approximately 3,010 sq ft**

The property is available in its current condition at a rental of **£35,000 per annum**.

The prominent corner configuration provides excellent frontage, natural prominence and strong branding opportunities, making this a particularly attractive proposition for a retailer or operator where visibility and location are critical.

A BUILDING WITH HISTORY

This is a property with genuine history within St Annes.

The building was originally established as a Lancashire & Yorkshire Bank branch in 1894. It subsequently became Martins Bank in 1928, before becoming a Barclays Bank branch in 1969.

Banking services operated from the building for an impressive 128 years, with Barclays ultimately closing the branch on 3 November 2022. Barclays occupied the property for 53 years, making it a well-established and recognisable landmark within the town centre.

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£2,916.67 PCM



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