



HUT 36



AVAILABLE FOR SALE

A rare opportunity to acquire a privately owned beach hut on the iconic St Annes seafront.

Beach huts at St Annes rarely become available for purchase, with this being the first hut we have formally marketed since 2017.

Positioned towards the quieter end of the promenade, Hut 36 occupies a highly desirable end position benefiting from additional side space, excellent access onto the beach slope, and natural shelter from prevailing winds due to the train shed positioned behind.

The internal seating enjoys views towards the evening sunsets and St Annes Pier, while morning sunlight reaches the eastern side of the hut.

For many owners, a beach hut becomes far more than simply a base by the sea. It becomes part of family life - somewhere for early morning coffees, fish and chips on the promenade, relaxed summer afternoons, celebrations with children and grandchildren, and years of seaside memories.



Guide Price

Offers in Excess of £35,000

Hut Position Benefits

- Desirable end position within the hut line
- Additional open space beside the hut
- Excellent access onto the beach slope
- Shelter from prevailing winds
- Seating orientation towards sunsets and St Annes Pier
- Quieter location towards the far end of the promenade
- Access to private beach hut owner toilets adjacent to the Island Cinema

Key Information

- Beach Hut 36
- Located on South Promenade, Lytham St Annes
- Annual site licence fee currently £995
- Site operated by St Annes Beach Huts Ltd
- Presented in good operational condition
- Electricity connected
- Existing shutter replaced in 2026
- New security shutter installed in 2026
- New fridge installed in 2026
- New seat cushions installed in 2026
- New shutter blinds installed in 2026
- Includes kettle, microwave, seating, water containers and internal storage
- Eligible for participation in the optional St Annes Beach Huts rental scheme
- Purchaser responsible for future maintenance and upkeep

Ownership & Maintenance

The hut is currently maintained within the operational St Annes Beach Huts rental scheme and is presented in good operational condition.

The decking has recently been reinforced. Prospective purchasers should expect normal ongoing maintenance associated with beach hut ownership over time.

The hut benefits from cement cladding construction, helping reduce external maintenance requirements compared to many traditional timber beach huts.



Rental Scheme

Owners may choose to participate in the optional St Annes Beach Huts rental scheme, allowing the hut to generate supplementary income during periods it is not being personally used.

Further information regarding the rental scheme can be discussed with serious prospective purchasers.

Business Rates

Beach huts are individually rateable properties. Hut 36 currently has a Rateable Value of £2,150.

Most existing owners are likely to qualify for 100% Small Business Rates Relief, subject to eligibility and individual circumstances.

Further information and application details can be obtained via Fylde Council. [Small Business Rates Relief Application Form](#)

Future Promenade Investment

Fylde Council currently proposes major sea defence and promenade improvement works from approximately 2032, involving substantial investment into the St Annes seafront.

Current proposals include the temporary relocation and return of the beach huts during the works period. More info: [St Annes Sea Wall](#)

Sales Process

Due to the specialist nature of beach hut ownership, enquiries are handled directly through St Annes Beach Huts Ltd.

Viewings are strictly by appointment following initial discussions with prospective purchasers.

Should a sale be agreed, a £1,000 reservation deposit will be required to reserve the hut and remove it from the market. This amount will be deducted from the final purchase price upon completion.

Target completion is within 14 days where reasonably possible.



Important Information

Beach huts at St Annes are privately owned structures situated on a licensed operational site and do not represent ownership of land.

Any purchaser will be required to comply with site licence terms and operational rules. Site licence transfer remains subject to approval.

This hut would ideally suit a purchaser looking to genuinely enjoy and become part of the wider St Annes beach hut community.

Enquiries

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www.stannesbeachhuts.co.uk/beach-hut-for-sale-hut36