Somerset BA5 2SG

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





Freehold Retail Investment

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Property Information

Preehold Retail Investment Let to Nero Holdings Limited t/a Caffé Nero Highly affluent Somerset Cathedral City Situated on Prime Retail thoroughfare Approx. 169.49 sq m (1,824 sq ft) Nearby occupiers include Costa Coffee, WHSmith, M&S Foodhall, Boots and Specsavers Lot Auction 4 30th October 2025

Status

Available

Auction Venue

Live Streamed Auction

£44,000 per Annum Exclusive

Sector Retail

Rent

Location

Miles 17 miles southwest of Bath, 17 miles south of Bristol, 6 miles

north of Glastonbury

Roads A39, A361, M5 (Junction 23)
Rail Wells Railway Station

Air Bristol Airport

Situation

Wells is an affluent and historic Cathedral City, boasting a moated Bishop's Palace, a Cathedral School, an attractive Market Place and is a popular tourist destination. The High Street hosts a vibrant mix of national retailers plus a variety of independent, restaurants and pubs as well as a twice weekly market and a choice of supermarkets including Waitrose.

The property is situated on the west side of the high street with a prime trading position. Neighbouring occupiers include M&S Foodhall, Waterstones, Costa, Boots, Superdrugs, Card Factory and EE.

Tenure

Freehold

EPC

Band D

Description

The property, a highly attractive period building comprises retail accommodation on the ground floor and ancillary accommodation on the first and second floors.

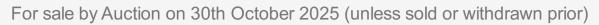
VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First (part)	Retail/Ancillary Ancillary	116.13 53.36	(1,250) (574)	NERO HOLDINGS LIMITED (CRN: 03288178) t/a Caffé Nero	5 years from 25/12/2022	£44,000	24/12/2027
Basement First (part) Second	Residential Maisonette	-	-	INDIVIDUAL	999 years from 28/9/2005 (3)	Peppercom	
Total Approximate Commercial Floor Area		169.49	(1,824) (1)			£44,000	

⁽¹⁾ The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/valuations/start/145783186).

⁽²⁾ For the year ending 31/05/2024 Nero Holdings Limited reported a Turnover of £333,295,000, a Pre-Tax Profit of £22,576,000 and a Shareholders Funds of £370,434,000 (NorthRow 23/09/2025).

⁽³⁾ As to the Residential element of the property, the basement is let on a separate lease for a term of 999yrs from 28/9/2005.

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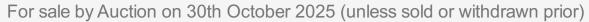
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