

**Lot 4, 28 High Street, Wells,
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For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)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

Freehold Retail Investment		Location	Description
<ul style="list-style-type: none">Let to Nero Holdings Limited t/a Caff� NeroHighly affluent Somerset Cathedral CitySituated on Prime Retail thoroughfareApprox. 169.49 sq m (1,824 sq ft)Nearby occupiers include Costa Coffee, WHSmith, M&S Foodhall, Boots and Specsavers		<p>Miles 17 miles southwest of Bath, 17 miles south of Bristol, 6 miles north of Glastonbury</p> <p>Roads A39, A361, M5 (Junction 23)</p> <p>Rail Wells Railway Station</p> <p>Air Bristol Airport</p>	<p>The property, a highly attractive period building comprises retail accommodation on the ground floor and ancillary accommodation on the first and second floors.</p>
Lot 4	Auction 30th October 2025	<p>Situation</p> <p>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.</p> <p>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.</p>	<p>VAT</p> <p>VAT is not applicable to this lot.</p>
Rent �44,000 per Annum Exclusive	Status Available		
Sector Retail	Auction Venue Live Streamed Auction		
		<p>Tenure</p> <p>Freehold.</p>	
		<p>EPC</p> <p>Band D</p>	

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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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