

**Lot 9, Charles Fox Jewellers, 21/22 Bournemouth Arcade, Bournemouth,  
Dorset BH1 2AH**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Virtual Freehold Long-Let Retail Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Virtual Freehold Long-Let Retail Investment

- Let to Charles Fox (Jewellers) Limited
- Held on two leases both expiring August 2068 (no breaks)
- Charles Fox established in 1876
- Exclusive Rolex dealer on South Coast - in partnership with Charles Fox for over 50 years
- Approximately 4,464 sq ft
- Tenant expanding into next door shop
- Forms part of prestigious Victorian Shopping Arcade with tenants including Maravi & Wellness, Space NK and Waterstones
- Other nearby occupiers include Côte, Pandora, Superdry, McDonald's and JD Wetherspoon

#### Lot

9

#### Auction

13th July 2023

#### Rent

£111,106 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

6 miles east of Poole, 30 miles west of Southampton

#### Roads

A31, A35, A338, M27

#### Rail

Bournemouth Railway Station

#### Air

Bournemouth Airport

### Situation

The property forms part of Bournemouth Arcade, a prestigious Victorian Shopping Arcade, between Old Christchurch Road and Gervis Place, where retailers include Maravi & Wellness, Space NK, Ernest Jones, Arcade Jewellers and Waterstones as well as various independent boutiques. Other nearby occupiers include Côte, Pandora, Superdry, McDonald's and JD Wetherspoon. The property is located very close to the former House of Fraser Department Store, where a conversion of the existing building into a mixed-use scheme comprising 10 shops, a night club and student accommodation consisting of 129 rooms has been proposed.

### Tenure

Virtual Freehold. Held for a term of 999 years from completion at a peppercorn rent.

### EPC

See Legal Pack

### Description

The property comprises a large double fronted shop, workshop and ancillary accommodation arranged on the ground, basement, first and second floors.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail/Workshop/Ancillary	120.80	(1,300)	CHARLES FOX (JEWELLERS) LIMITED (2)	Held on two co-terminous leases each for a term of 99 years from 21/08/1969	£111,106	21/08/2025 and 14 yearly thereafter (20/08/2068)
Basement	Ancillary	152.30	(1,639)				
First	Ancillary	81.50	(877)				
Second	Ancillary	60.20	(648)				
<b>Total</b>		<b>414.80</b>	<b>(4,464)</b>			<b>£111,106</b>	

(1) Areas provided by VOA (<https://www.tax.service.gov.uk/business-rates>)

(2) Charles Fox has been the leading luxury watch and jewellery retailer on the south coast for many decades, having been established for over 140 years. Originally having three shops in the town, the three were amalgamated to the current location about 100 years ago. The tenant has just completed a new lease at the adjoining unit, 20 Bournemouth Arcade (see Lot xx), showing commitment to Bournemouth Arcade. Charles Fox has been in partnership with Rolex for over 50 years and retains a Rolex-accredited watchmaker to advise customers on their Rolex watch servicing needs ([www.charlesfoxjewellers.com](http://www.charlesfoxjewellers.com)). For the year ending 31st January 2022, Charles Fox (Jewellers) Limited reported total assets of £4,025,117, net assets of £2,633,257 and a net worth of £2,633,257 ([www.northrow.com](http://www.northrow.com)).



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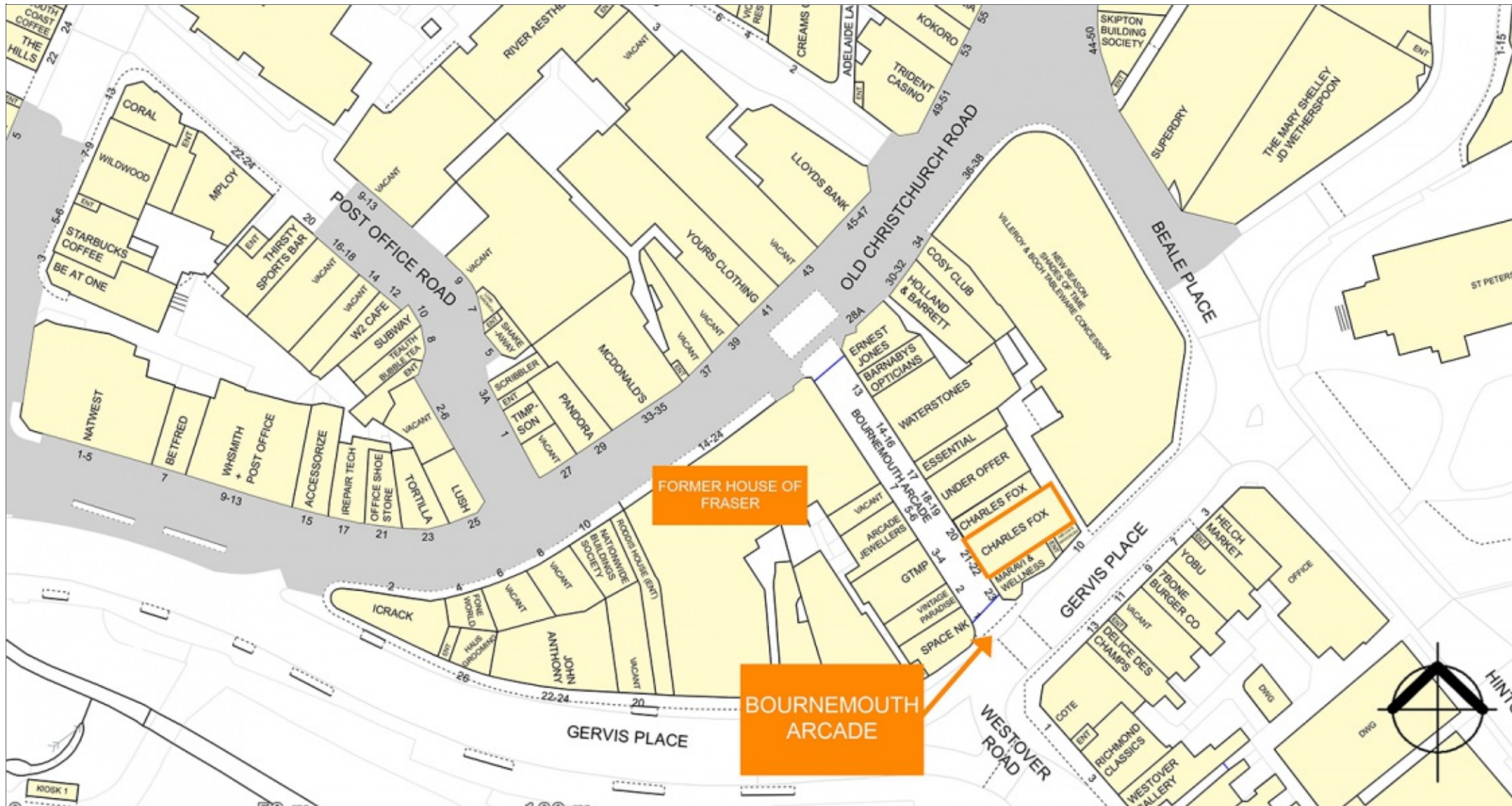
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## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**  
+44 (0)20 7034 4860  
+44 (0)7876 884 320  
[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Spencer West LLP**  
20 Chiswell St  
London  
EC1Y 4TW

**Stephen Koehne**  
020 7925 8080  
[Stephen.Koehne@spencer-west.com](mailto:Stephen.Koehne@spencer-west.com)

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