

KAL SANGRA

SHONKI ■ BROTHERS



AUCTION

Wednesday 20 April 2011
at 5.00pm

**Leicester Racecourse,
Leicester Road,
Oadby, Leicester LE2 4AL**



Auction: Wednesday 20 April 2011



A warm welcome to our April auction.

The property market has seen a slight increase in activity and we are optimistic that this will continue although at a slow rate. Whilst the market remains subdued, I can still report that we managed to achieve an 80% success rate in our February auction. This shows that if properties are realistically priced, we can still find buyers who feel that they are able to purchase at an attractive level.

Bearing this in mind we have carefully selected the lots for sale in this auction and hope that they are of interest to you. The lots offered for sale are varied and very competitively priced therefore will be suitable for all types of property investors / developers. With interest rates remaining low, buying property is still the most attractive way of investing in the current economic climate.

One piece of advice to all bidders is to register your interest early on, as many were disappointed in our previous auctions.

Please do take note of the following:

Legal Documents:

For all the properties offered for sale the Special Conditions of Sale and the legal documents will be available for inspection prior to the Auction. If you are interested in any of the lots the legal documents will be available to download or alternatively please make an appointment to view these at our office.

Viewings:

All properties can be viewed before the Auction, to arrange viewings please contact the office (0116) 254 3373.

Buying At Auctions (pages 4 and 5):

Please do read the Buying at Auctions Important Notice to Bidders to familiarise yourself with the Auction procedure.

Check Addendum List:

Any changes or alterations that your purchase will be subject to will be specified on an addendum sheet.

Proxy / Telephone Bidding

If you cannot attend the Auction you may arrange to make a proxy or telephone bid. This facility needs to be agreed by prior arrangement. Please contact us for a registration form.

Check Availability of Lots:

Do check lots have not been sold or withdrawn prior to Auction.

Auction Contract:

If you are the successful bidder you will be required to complete the Auction contract, supply the deposit and the buyer's fee with 2 forms of identification on the day of purchase.

Deposit:

A 10% deposit is required on the fall of the hammer. Cheques should be made payable to "Shonki Brothers Limited" and drawn on a UK clearing bank. All cheques are specially cleared as soon as possible and therefore you should ensure that you have adequate funds in your account. Please note we do not accept cash, but credit/debit cards facilities are available but may be subject to a fee.

Completion:

Completion is normally 28 days from the day of the sale, unless specified otherwise in the contract, when the balance will be required.

Finally, please arrive on time so that you are able to read the addendum / alteration list, look through the legal documents if you have not already done so and check any changes made to the order of sale. If you require any further information please do not hesitate to contact the office and we will do all we can to assist you.

We are currently taking entries for our next Auction to be held on 15 June 2011, so do contact us if you are considering selling and require an Auction appraisal.

My staff and I look forward to welcoming you on Wednesday 20 April 2011.

K S Sangra FRICS FNAVA
Auctioneer



Auction: Wednesday 20 April 2011



Order of Sale

LOT	PROPERTY ADDRESS
1	19-21 Station Street, South Wigston, Leicester LE18 4TH
2	32 Hobson Road, Leicester LE4 2AQ
3	122 High Street, Earl Shilton, Leicester LE9 7LQ
4	108 Knighton Lane, Leicester LE2 8BE
5	9 Leicester Street, Leicester LE5 3RF
6	10 Maple Road, Thurmaston, Leicester LE4 8AJ
7	3-5 Highfield Street, Leicester LE2 1AB
8	Land on Newtown Linford Lane, Groby, Leicestershire LE6 0DQ
9	2 Egginton Street, Leicester LE5 5BA
10	92-94 Cavendish Road, Leicester LE2 7PH
11	18-20 Shaftesbury Road, Leicester LE3 0QN



AUCTION VENUE:

Leicester Racecourse, Leicester Road, Oadby, Leicester LE2 4AL

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



RICS
SINCE 1990

Buying at Auctions - Important Notice to Bidders

DO'S AND DON'TS

- Do go through the catalogue carefully.
- Do go and view any properties in which you are interested.
- Do take legal advice.
- Do bring means of identification to the Auction.
- Do read the important notice to bidders.
- Do allow time to arrange a survey, if required.
- Do arrange to have a 10% deposit before the day of the Auction and the balance of purchase monies by the time set for completion in the Contract.

DON'TS AT AUCTIONS

- Don't panic, our Auctioneers understand the pressures.
- Don't be late; watching other lots being sold helps to follow the procedure.
- Don't lose track, some lots go quickly, you could miss out.
- Don't assume that all Lots are available, check with us beforehand.
- Don't forget the insurance risk changes as the hammer falls.

PLEASE NOTE THE FOLLOWING:

1. The attention of prospective purchasers is drawn to the General and Special Conditions of Sale which are available at the Auction.
2. Prospective purchasers shall be deemed to have inspected the relevant properties and made all the usual and necessary searches and enquiries, with all the relevant authorities and other bodies.
3. When the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and shall therefore, be deemed to have made prior arrangement for any insurance cover required.
4. When a property is knocked down, the successful bidder must immediately present to the Auctioneer's clerk his name and address and if appropriate, the name and address of the person or company on whose behalf he has been bidding. This information will be used to complete a Memorandum of Agreement of Sale in the form of the one at the back of this catalogue or the Contract prepared by the vendor's solicitor which the successful bidder must sign and exchange with the Auctioneer's staff prior to leaving the Auction room and at the same time present the Auctioneer with a deposit of 10% of the purchase price (minimum deposit of £1000). In default of the any of the above the Auctioneer shall be entitled, at his discretion, as agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract.

Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful bidder does not pay a deposit and/or complete the Memorandum the Vendor reserves the right to claim any loss he incurs as a result.
5. The Vendor has the right to sell before Auction, or withdraw the Lot, and neither the Auctioneer nor the Vendor is responsible for any abortive costs, losses or damages of a

prospective purchaser. Information as to presale or withdrawal of a Lot can be obtained by enquiry to the Auctioneers at any time prior to the auction but is valid only at the time of the enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures or fittings expressed to be included in the sale by making inspection of the property and all the necessary enquiries with SHONKI BROTHERS LTD, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
7. All Location plans published in the particulars of sale are to enable prospective purchasers to locate the property only. The plans are reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification only. Purchasers are advised to view the Special Conditions in respect of the precise interest to be conveyed.
8. Any guide prices issued, or any estimates or values mentioned in negotiations or discussions, cannot be relied upon by prospective purchasers as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies, or other authorities. In all respects prospective purchasers are deemed to have relied upon their own professional advisors.
9. The services, fittings and appliances (if any) have not been tested by the Auctioneers or their joint agents.
10. Guide prices are subject to alteration. Guide prices or guide price ranges are not necessarily figures at which the property will sell. They are only intended to be an indication. The price achieved at Auction may be more or less.
11. Details for each Lot have been prepared on our own inspection and information supplied by the Vendors who cannot warrant that the property is in good structural condition.
12. Identification - please bring two forms of identification i.e. original passport, driving licence, utility bill, together with a photocopy of such documents. PLEASE SEE IDENTITY DOCUMENTS.
13. Buyer's Fee: The successful purchaser will be required to pay to the Auctioneers a Buyer's Fee of £350.00 (inc. VAT) upon exchange of contracts.
14. All cheques given at this Auction will be presented for express clearance, our bank have advised us that this cost is £12.00 per cheque therefore this amount will have to be paid by the purchaser at exchange of contract.
15. Inspection of Investment properties is by courtesy of the Tenants. Inspection of properties with vacant possession is only by arrangement with the Auctioneer. Interested parties must phone or call SHONKI BROTHERS LTD. to discuss viewing arrangements, prior to making the journey.
16. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.



Measurements & Location Plans:

All room sizes and site measurements are approximate and may have been scaled from Architects, Land Registry or Ordnance Survey Plans.

Each lot will be sold in accordance with the Title Documentation as the Location Plans shown in the catalogue are for identification purposes only.

Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

Recommendations

NEVER be afraid to ask the staff at the Auction about anything of which you have doubts. **ALWAYS** ensure your bid is clearly seen by the Auctioneer by using your catalogue or hand.

Misrepresentation Act 1967

SHONKI BROTHERS LTD for themselves and for the Vendors of the properties whose agents they are give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the Vendors.
3. None of the statements contained in these particulars as to the properties are to be relied on as a statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Vendors do not make or give Shonki Brothers Ltd nor any persons in their employment any authority to make or give any representation of warranty whatsoever in relation to the properties.

The Properties Misrepresentations Act 1991

While the sales particulars have been carefully compiled and are believed to be accurate no warranty is given in this respect and

potential purchasers should satisfy themselves as to any points arising therefrom.

None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom.

Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

Identity Documents:

PLEASE NOTE THAT any person buying or bidding at our Auction, MUST produce documentation to confirm their name and residential address.

Please find below a list of acceptable forms of identification.

You must provide one document from each list

Identity documents:

- Current signed passport
- Current UK Photo card driving licence
- Current full UK driving licence (old version)
(Provisional Driving Licence will not be accepted)
- Resident permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate


Evidence of address:

- Current full UK driving licence (old version)
(Provisional Driving Licence will not be accepted)
- A utility bill issued within the last 3 months
- Local Authority tax bill (current year)
- Bank, building society or credit union statement
- Most recent mortgage statement from UK lender

Please note that a driving licence can be used as evidence of either an identity document or evidence of address. **IT CANNOT BE USED FOR BOTH**

Legal Documents Online - New Service - Legal Documents Online



Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.

The Essential Information Group Ltd www.eigroup.co.uk 01737 226 150

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



COMMERCIAL

SALE BY MORTGAGEE IN POSSESSION



Location:

The properties are located off the main Blaby Road in South Wigston, within a mix use area.

Description:

The properties were originally two separate residential dwellings and have been converted into a general store with living accommodation above and to the rear.

Accommodation:

Basement:

129 sqft (12 sqm) approx.

Ground Floor:

Retail unit of approximately 528 sqft (49 sqm), lounge, kitchen, store.

Total Area:

786 sqft (73 sqm) approx.

First Floor:

4 bedrooms, bathroom.

Total Area:

549 sqft (51 sqm) approx.

Outside:

Rear garden.

Note:

Sale by mortgagee in possession.

Tenure:

We understand that the properties are freehold.

Solicitors:

Shakespeare Putsman LLP,
Somerset House, Temple Street,
Birmingham B2 5DJ
Tel: (0121) 631 5330 ~
Ref: R O'Shaughnessy

PRICE GUIDE: £100,000 - £105,000



RESIDENTIAL



Location:

Property located off A6 Abbey Lane, near to the junction of Thurcaston Road.

Description:

A 2 bedroom mid terrace property with full gas central heating and uPVC double glazing. The property requires some modernisation.

Accommodation:

Ground Floor:

Lounge, reception room, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden.

Note:

Property in need of some modernisation.

Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

Billson & Sharp, Belvoir Chambers,
17 Bowling Green Street,
Leicester LE1 6AS
Tel: (0116) 255 9911 ~ Ref: D Poonia

PRICE GUIDE: £65,000 - £70,000

PROOF OF IDENTITY



Please note that any person buying or bidding at our Auction MUST produce documentation to confirm their name and residential address for us to attach to the contract:

Identity Document

- Current signed passport
- Photocard driving licence

Proof of Address

- Utility bill (issued in the last 3 months - not a mobile phone bill)
- A drivers licence

PLEASE NOTE THAT YOU WILL BE UNABLE TO BID WITHOUT THESE DOCUMENTS

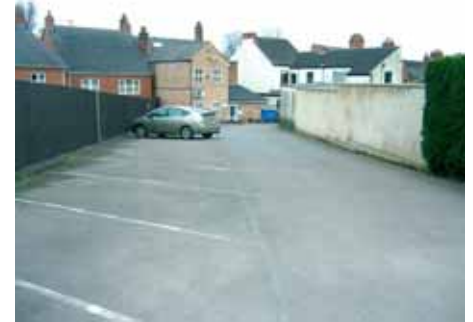
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BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



COMMERCIAL - PART INVESTMENT / PART VACANT



Not to scale for identification purposes

Location:

Property located 1/4 mile from the town centre, on A47 High Street, just off the new link road, opposite Almey's Lane.

Description:

A double fronted retail unit, with a two storey and single storey extension. The property has been refurbished to provide 11 fully fitted, serviced office suites and has full gas central heating, double glazing, emergency lighting, burglar alarm and CCTV. To the rear there is car parking for up to 13 vehicles.

Accommodation:

Ground Floor:

Reception area, 4 office suites, kitchen, rear entrance lobby having w.c.'s.

Total Area:

831 sqft (77.28 sqm) approx.

First Floor:

5 offices, w.c.

Total Area:

664 sqft (61.75 sqm) approx.

Second Floor:

2 offices.

Total Area:

331 sqft (28.92 sqm) approx.

Total NIA:

1,806 sqft (167.69 sqm) approx.

Outside:

Substantial rear car parking for approximately 13 vehicles.

Planning:

- Potential to convert the property into self contained flats and develop the car park, subject to planning permission.
- All enquiries regarding planning should be made to Hinckley and Bosworth Borough Council Planning Department (01455) 255897.

Note:

The sale will include all furnishings and fittings.

Tenure:

- We understand that the property is freehold, part investment and part vacant possession.
- Currently 4 offices are let on monthly licences producing a gross annual income of £17,000 pa inclusive.
- Virtual office services produce an additional income of £1,600 pa inclusive.
- Total current rental income: £18,600 pa inclusive.

Solicitors:

Bond Adams,
105 London Road, Leicester LE2 0PF
Tel: (0116) 285 8080 ~ Ref: R Patel

PRICE GUIDE: £125,000 - £130,000



RESIDENTIAL DEVELOPMENT



Location:

Site located on Knighton Lane which is just off Aylestone Road (A426) approximately two miles from the city centre.

Description:

A clear level rectangular site of approximately 0.12 acres (0.05 hectares) with full planning permission for the development of a three storey building providing 5 self contained flats.

Planning:

- The site has full planning permission for 5 self contained flats as follows:
 - Flat 1: 1 bedroom - 594 sqft
 - Flat 2: 2 bedrooms - 667 sqft
 - Flat 3: 2 bedrooms - 716 sqft
 - Flat 4: 2 bedrooms - 457 sqft
 - Flat 5: 2 bedrooms – 1,051 sqft
- Planning Permission No. 20071995 dated 15.03.08 and the plans are available for inspection.

- Planning permission was extended to include a new car parking layout on Planning Permission No. 20110069 dated 18.01.11, this is available for inspection.
- Building regulations have been obtained and paid.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

Note:

- The sale will be subject to the purchaser paying a contribution of the seller's legal fees of £500 plus VAT.
- The footings have been laid for the development.
- All measurements have been scaled from the plans and are approximate.

Tenure:

We understand that the site is freehold and vacant possession will be given upon completion.

Solicitors:

Bingham & Co.,
19 Halford Street, Leicester LE1 1JA
Tel: (0116) 253-0091 ~ Ref: A Bingham

PRICE GUIDE: £110,000 - £130,000

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



FORMER GARAGE / WORKSHOP



Location:

The property is located on Leicester Street off East Park Road and close to Rolleston Street.

Description:

A two storey former garage / workshop with small rear yard. The property has recently been refurbished and re-roofed.

Accommodation:

Ground Floor:

Workshop with w.c.

Total Area:

529 sqft approx.

First Floor:

Office / store room.

Total Area:

352 sqft approx.

Total GIA:

881 sqft (81.93 sqm) approx.

Outside:

Rear yard accessed from Rolleston Street.

Notes:

We understand that the premises benefit from B1 light industrial use and was previously used for motor repairs.

Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:


Bond Adams,
105 London Road, Leicester LE2 0PF
Tel: (0116) 285 8080 ~ Ref: R Patel

PRICE GUIDE: £70,000 - £75,000

Legal Documents Online - New Service - Legal Documents Online



Legal Documents

Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.

The Essential Information Group Ltd www.eigroup.co.uk 01737 226 150



RESIDENTIAL INVESTMENT



Location:

Property located off Humberstone Lane which is off Melton Road, near to Rushey Mead School.

Description:

A 3 bedroom detached property with full gas central heating.

Accommodation:

Ground Floor:

Entrance hall, through lounge, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden providing off-road parking, rear garden.

Tenure:

- We understand that the property is a freehold investment subject to existing tenancy.
- We understand that the property is currently let on an Assured Shorthold Tenancy for a term of 6 months from 01.12.10 at a rental of £500 pcm (£6,000 pa) exclusive.

Solicitors:

Rajinder Singh & Co,
85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh

PRICE GUIDE: £135,000 - £140,000

PROXY / TELEPHONE BIDDING

Can't attend the Auction



You can still bid in the Auction by arranging a proxy / telephone bid.

Proxy Bidding

- The auctioneer will bid on your behalf up to an agreed limit

Telephone Bidding

- You can arrange to give bids over the telephone during the auction.

These services need to be arranged prior to the Auction. You will be required to complete a registration form together with a signed cheque which needs to be received at least 2 days before the Auction.

Please contact us on (0116) 254 3373 for a registration form.

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



COMMERCIAL / RESIDENTIAL INVESTMENT



Location:

Properties located near the city centre off A6 London Road, near to Victoria Park and Leicester University.

Description:

A substantial building with an established restaurant on the ground floor and basement and 6 self contained flats above.

Note:

- Aperitivo has been in occupation since October 2003. There is a rent review on 27.10.12.
- The flats are let on an inclusive of gas, electric and water charges basis.
- We understand that VAT is not payable on the purchase price.

Tenure:

We understand that the property is freehold, part investment and part vacant possession.

Solicitors:

Rich & Carr Phillips & Powell,
P O Box 15, Assurance House, 24 Rutland Street, Leicester LE1 9GX
Tel: (0116) 242 6030 ~ Ref: M Tildesley

Accommodation:

Floor	Accommodation	Tenancy	Rent (£) pcm	Rent (£) pa
Ground & Basement	Restaurant Aperitivo	12 year lease from 27.10.03 on FRI basis with 3 yearly rent reviews	1,000	12,000
First	Flat 1 Studio flat – lounge/bedroom, kitchen, bathroom	12 month Assured Shorthold Tenancy from 26.02.11	300	3,600
First	Flat 3 1 bedroom self contained flat – lounge/kitchen, bedroom, bathroom	12 month Assured Shorthold Tenancy from 04.01.11	400	4,800
First	Flat 4 Studio flat – lounge/bedroom, kitchen, bathroom	12 month Assured Shorthold Tenancy from 25.12.09 (holding over)	300	3,600
Second	Flat 6 1 bedroom self contained flat – lounge/kitchen, bedroom, bathroom	6 month Assured Shorthold Tenancy from 16.11.09 (holding over)	450	5,400
Second	Flat 7 1 bedroom self contained flat – lounge/kitchen, bedroom, bathroom	6 month Assured Shorthold Tenancy from 15.02.11	460	5,520
Third	Flat 8 1 bedroom self contained flat – lounge/kitchen, bedroom, bathroom	9 month Assured Shorthold Tenancy from 05.10.10	425	5,100
Total Gross Rental Income:				40,020

PRICE GUIDE: £365,000 - £375,000



LAND



Location:

The site is located in Groby on Newtown Linford Lane.

Description:

A regular shaped level site separated into 2 paddocks with access off Newtown Linford Lane totalling approximately 4.11 acres (1.66 hectares).

Total Site Area:

4.11 acres (1.66 hectares) approx.

Note:

A Development Uplift Clause for any non-agricultural or non-equestrian use will be included within the contract entitling the Seller to recover 20% of any increase in value of the site for a 30 year period. This will be effective upon the grant of planning consent or zoning by the local authority.

Planning:

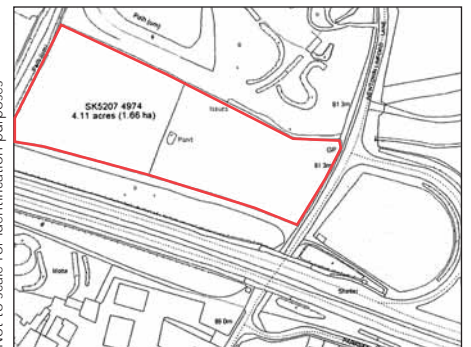
All enquiries regarding planning should be made to Hinckley and Bosworth Borough Council Planning Department (01455) 255897.

Tenure:

We understand that the site is freehold and vacant possession will be given upon completion.

Solicitors:

Rajinder Singh & Co,
85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh



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Not to scale for identification purposes

PRICE GUIDE: £45,000 - £50,000

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



COMMERCIAL / RESIDENTIAL INVESTMENT

Location:

Property located in Highfields at the junction of Egginton Street / St Peters Road, approximately 1 mile from the city centre and near to Spinney Hill Park.

Description:

A two storey building with retail unit on the ground floor and 2 one bedroom self contained flats above.

Note:

- The retail unit is let to a limited company with sureties in place.
- There is a rent review due on 06.01.2012.
- The tenant has a break option in 2014.
- We understand that VAT is not payable on the purchase price.
- The auctioneers have not inspected the property.

Tenure:

We understand that the property is a freehold investment, subject to existing tenancies.

Solicitors:

Moss Solicitors,
80-81 Woodgate,
Loughborough, Leicestershire
LE11 2XE
Tel: (01509) 217770 ~
Ref: D Wemyss



Accommodation:

Floor	Accommodation	Tenancy	Rent (£) pcm	Rent (£) pax
Ground	Retail Unit Fishmongers	15 year lease from 06.01.09 on FRI basis with 3 yearly rent reviews		12,000
First	Flat 1 1 bedroom self contained flat – lounge, kitchen, bedroom, bathroom	6 month Assured Shorthold Tenancy from 10.03.11	300	3,600
First	Flat 2 1 bedroom self contained flat – lounge, kitchen, bedroom, bathroom	7 month Assured Shorthold Tenancy from 08.03.11	300	3,600
Outside	Covered yard/stores			
Current Rental Income:				19,200
Estimated Full Rental Income:				20.400

PRICE GUIDE: £270,000 - £275,000



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alternative for buying and
selling property

Reasons to try our next
AUCTION:



- ✓ 28 day sale
- ✓ Hassle free
- ✓ Leading auctioneers
- ✓ Excellent results
- ✓ Expert guidance
- ✓ Free valuation

Entries now taken for
our next Auction

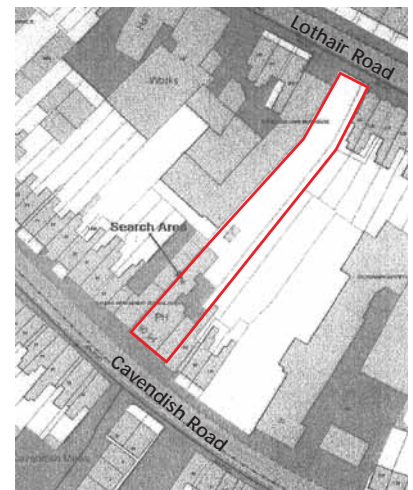
15 JUNE 2011

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No Cash Deposits



COMMERCIAL / RESIDENTIAL DEVELOPMENT

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Location:

Property located off (A426) Aylestone Road, between Cavendish Road and Lothair Road and approximately 2 miles from the city centre.

Description:

A 2 storey former public house with a large car park to the rear accessed from Lothair Road.

Accommodation:**Basement**

1,129 sqft approx.

Ground Floor:

Bar, pool room, kitchen, stores, ladies and gents w.c.'s.

Total Area:

1,550 sqft approx.

First Floor:

6 rooms, kitchen, bathroom.

Total Area:

1,297 sqft approx.

Total GIA:

3,976 sqft (369.76 sqm) approx.

Outside:

Rear car park, garden with decked areas.

Total Site Area:

0.21 acres (1,022sqyds) approx.

Planning:

- There is potential to convert the property into 8 self contained flats, subject to planning permission.
- There is an illustrative scheme showing the proposed layout, which is available for inspection.

Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

Bloxhams Solicitors,
 59 Princess Road West, Leicester LE1 6TR
 Tel: (0116) 222 3303 ~ Ref: J Bloxham

PRICE GUIDE: £250,000 - £275,000



COMMERCIAL



Location:

Property located off A456 Narborough Road opposite Luther Street.

Description:

A single and two storey premises, previously used as a garage/workshop.

Accommodation

Ground Floor:

Garage with pit, workshop, rear store, w.c.

Total Area:

1,056 sqft approx.

First Floor:

Store.

Total Area:

344 sqft approx.

Total GIA:

1,399 sqft (130.10 sqm) approx.

Planning:

- Potential to convert the property to residential, subject to planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

Geoffrey Tew & Co,
173 London Road, Leicester LE2 1EG
Tel: (0116) 255 6200 ~ Ref: G Tew

PRICE GUIDE: £65,000 - £70,000

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



MEMORANDUM OF AGREEMENT OF SALE SHONKI BROTHERS LTD - AUCTIONS

LOT NUMBER

Agreement Date: :

Seller: :

: of

:

Buyer: :

: of

:

Property: : **ALL THAT** property described in the Seller's Special Conditions of Sale relating to the above Lot Number and known as

:

:

Completion Date :

Purchase Price : £

plus VAT (if applicable)

Buyer's Premium : £

(to be paid to Shonki Brothers Ltd)

Special Clearance : £

Searches etc : £

Balance : £

Less Deposit etc Paid : £

Balance Due : £

The Seller shall sell and the Buyer shall buy the Property for the Purchase price agreed on the fall of the hammer subject to the Common Auction Conditions (Edition 3) 3 August 2009 as amended by Seller's General conditions and Special conditions (annexed hereto).

Note: A copy of the Common Auction Conditions (Edition 3) 3 August 2009 are available for inspection at the Seller's Auctioneer's offices prior to the Auction and the Buyer is deemed to have inspected and familiarised himself/herself with such conditions prior to the Auction whether he/she has done so or not.

The Auctioneer acknowledges receipt of the Deposit as Agent for the Seller in part payment of the purchase price.

The Buyer agrees to pay the remainder of deposit/purchase price to complete the purchase in accordance with this agreement in all respects..

Signed Signed p.p. Seller

Signed Signed p.p. Buyer

Note: If the Memorandum of Agreement of Sale is not signed by or on behalf of the Successful Bidder/Buyer Shonki Brothers Ltd or any Director of theirs is authorised to sign the said Memorandum of Agreement of Sale on behalf of the successful Bidder/Buyer.



Money Laundering Regulations 2007

New Anti-Money Laundering Regulations came into effect from December 15th 2007 which affect both estate agents and auctioneers. There is now a requirement that Shonki Brothers Ltd confirm the identity of its clients and buyers.

In order to comply with these regulations, all buyers will have to provide Shonki Brothers' Ltd auction team with proof of:

- (i) identity and
- (ii) a current residential address.

The following documents must be presented in all cases.

Identity Documents: A photographic ID, such as a current passport or UK driving licence. **AND Evidence of Address:** A utility bill, building society or bank statement, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency at the correspondence address.

In the case of a Limited Company you must provide photocopy of:

- (i) a corporation certificate
- (ii) VAT certificate
- (iii) evidence of Directors identity and address as before mentioned.
- (iv) a letter of authority from the company will also be required

A photocopy will be taken as part of the Auction control process

Please note that only the above documents will be accepted at the Auction venue

IN ADDITION: If a bidder is acting as an agent on behalf of another party, they will be required to provide the documents detailed above for both themselves (the agent) and the principal, as well as provide a valid letter of authority from the principal authorising them to bid on their behalf.

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Oval is a leading insurance broking, risk management and financial advisory group, providing advice to organisations and individuals throughout the UK.

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- Latent Defects Insurance
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- Inheritance Tax Planning

You can contact us at the Auction to discuss your insurance or financial requirements. Should you have any immediate enquiries, please contact us today.

Please visit our website to find out more about Oval.

The Oval group
5 Western Boulevard
Leicester LE2 7EX

Switchboard: 0116 254 6221
Fax: 0845 833 9943
Email: enquiries@theovalgroup.com

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RICS
SINCE 1990

AUCTION VENUE

Directions to Leicester Racecourse



Leicester Racecourse
Leicester Road
Oadby
Leicester
LE2 4AL

Tel: 0116 271 6515

Directions:

Leicester Racecourse is easily accessible from the Midlands motorway network. It is only 3 miles from the centre of Leicester and only 2 miles from the main Leicester Railway station.

From M1/M69

Leave Junction 21 of the M1/M69 and follow the main outer ring road, signposted South and East Leicester (A563). Continue along A563 for approximately 4 miles until you approach the Leicester Racecourse on the right-hand side.

KAL SANGRA

SHONKI ■ BROTHERS

55 London Road, Leicester LE2 0PE
Tel: 0116 254 3373 Fax: 0116 285 4491

Email: info@shonkibrothers.com
www.shonkibrothers.com