



**KAL SANGRA**

SHONKI ■ BROTHERS

# AUCTION

Wednesday 14 September 2011  
at 5.00pm

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



# Auction: Wednesday 14 September 2011



## A warm welcome to our September auction

It is always encouraging when we can start an auction on a positive note by reporting on the success of a previous auction. For our June auction sale we achieved an 80% success rate. What was particularly encouraging was the high level of interest received prior to the auction, this continued at the auction where the bidding was aggressive suggesting that there is still confidence in the difficult market conditions that we are experiencing.

We are continuing to see a rise in enquiries and activity in both the sales and lettings of commercial and residential properties. Also, there is always interest in "properties with potential," suggesting that there is still strong demand amongst builders, developers and investors both large and small.

This catalogue offers a variety of lots including commercial and residential properties and a number of development opportunities, such as mixed use and refurbishment for owner occupation, resale or letting. The quality of lots in this sale is very good and has been realistically priced taking into account that funding still remains the main difficulty for purchasers. However with interest rates remaining low, buying property is still the most attractive way of investing in the current economic climate. There is something in this catalogue for all types of buyers, so do not lose the opportunity to purchase.

## 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.

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 16 November 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 14 September 2011.

A blue ink handwritten signature, appearing to be 'K S Sangra', written over a horizontal line.

**K S Sangra FRICS FNAVA**  
Auctioneer

### 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.



**Auction:** Wednesday 14 September 2011



# Order of Sale

LOT	PROPERTY ADDRESS
1	41 Draper Street, Leicester LE2 1PQ
2	14 Buckland Road, Leicester LE5 0NT
3	3 Harvest Close, Leicester LE4 0WD
4	33a Dorothy Road, Leicester LE5 5DR
5	53-57 Church Gate, Leicester LE1 3AL
6	88-90 Welford Road, Leicester LE2 7AB
7	14 Thurnview Road, Evington, Leicester LE5 6HJ
8	62 Eastleigh Road, Leicester LE3 0BD
9	1 Mill Hill Road, Hinckley, Leicester LE10 0AX
10	310 Metropolitan Apartments, 20 Lee Circle, Leicester LE1 3RF
11	Land at the junction of St Peters Lane and Church Gate, Leicester LE1 4AL
12	5 Hill Street, Leicester LE1 3PT
13	Development site at Coffee Tavern Lane, Rushden, Northamptonshire NN10 0HA
14	27 Church Gate, Leicester LE1 3AL
15	Land on Newtown Linford Lane, Groby, Leicestershire LE6 0DQ
16	Flat 9a, Johns Court, Blaby, Leicester LE8 4DJ
17	176-178 Highcross Street, Leicester LE1 4PL & 81 Great Central Street, Leicester LE1 4ND
18	2 Egginton Street, Leicester LE5 5BA
19	Site of Former Highfields Works, John Street, Hinckley, Leicestershire LE10 1UY
20	Flat 4, First Floor, 22 Highfield Street, Leicester LE2 1AB
21	47 Glenfield Road, Leicester LE3 6AU
22	29 Stoneygate Road, Stoneygate, Leicester LE2 2AE
23	1 Fern Bank, Leicester LE5 3HD



**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

## Can't attend the Auction?

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



**LOT 1**

41 Draper Street, Leicester LE2 1PQ

**RESIDENTIAL****Location:**

The property is located off Evington Road, within walking distance of Leicester University.

**Description:**

A three bedroom extended mid terrace property with full gas central heating and uPVC double glazing.

**Accommodation:****Ground Floor:**

Entrance hall, 2 reception rooms, kitchen, dining room, bathroom.

**First Floor:**

3 bedrooms.

**Outside:**

Rear garden.

**Tenure:**

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

**Solicitors:**

LGP Solicitors,  
Lacemaker House, 5-7 Chapel Street,  
Marlow, Bucks SL7 3HN  
Tel: (01628) 404631 ~ Ref: P Land

**GUIDE PRICE: £115,000 - £125,000****LOT 2**

14 Buckland Road, Leicester LE5 0NT

**COMMERCIAL INVESTMENT****Location:**

The unit is located off Hastings Road, which is off A47 Humberstone Road and opposite to Culham Avenue.

**Description:**

A single storey workshop / industrial premises of 1,116 sq ft (103.65 sqm) with mezzanine floor area and four allocated car parking spaces. The unit benefits from single and three phase electric supply and gas blower heating.

**Accommodation:****Ground Floor:**

Workshop area, office, w.c.  
50' 11" (15.54 m) x 19' 5" (5.9 m)

**Mezzanine Floor:**

6' 05" (1.98 m) x 19' 5" (5.9 m)

**Total GIA:**

1,116 sq ft (103.65 sqm) approx.

**Outside:**

4 car parking spaces.

**Tenure:**

- We understand that the unit is held on a 99 year lease commencing 04.03.83 with approximately 71 years remaining subject to a peppercorn rent if demanded.
- The property is currently let for a term of 5 years from 01.08.08 – 31.07.13 at a rent of £6,600 pax.

**Solicitors:**

Equitas Law,  
17 Wellington Street, Leicester LE1 6HU  
Tel: (0116) 275 5054 ~ Ref: Z Patel

**GUIDE PRICE: £65,000 - £70,000**

**LOT 3****3 Harvest Close, Leicester LE4 0WD****RESIDENTIAL****Location:**

The property is located off Ferrier Lane and near to Babington Community College and Beaumont Leys shopping centre.

**Description:**

A three bedroom semi detached property with integral garage, full gas central heating and uPVC double glazing. The property is in need of some repair.

**Accommodation:****Ground Floor:**

Entrance porch, lounge, kitchen, store.

**First Floor:**

3 bedrooms, bathroom.

**Outside:**

Front and rear gardens, garage.

**Note:**

The property is in need of some repair.

**Tenure:**

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

**Solicitors:**

Bray & Bray Solicitors,  
Spa Place, 36-42 Humberstone Road,  
Leicester LE5 OAE  
Tel: (0116) 254 8871 ~ Ref: C Hodges

**GUIDE PRICE: £90,000 - £95,000****LOT 4****33a Dorothy Road, Leicester LE5 5DR****COMMERCIAL***side entrance***Location:**

The property is located off St Saviours Road which is off East Park Road.

**Description:**

A two storey factory / warehouse premises of approximately 3,000 sq ft (279 sqm).

**Accommodation:****Ground Floor:**

Industrial unit / warehouse with office, w.c.

**Total Area:** 1,920 sq ft (179 sqm)

**First Floor:**

Stores.

**Total Area:** 1,080 sq ft (100 sqm)

**Total GIA:** 3,000 sq ft (279 sqm) approx.

**Outside:**

Access via side entrance.

**Planning:**

- Potential for alternative uses subject to obtaining 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.

**Solicitors:**

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

**GUIDE PRICE: £95,000 - £105,000**

**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**



**Location:**

The property is located in the city centre, adjacent to the Clock Tower and near Highcross shopping centre.

**Description:**

A large two storey retail premises providing a large ground floor retail unit with stores / offices to the rear and additional stores above.

**Accommodation:**

**Ground Floor:**

Retail sales area, office / stores.

**Total Area:** 1,816 sq ft (168 sqm)

**First Floor:**

Stores.

**Total Area:** 1,883 sq ft (175 sqm)

**Total GIA:** 3,699 sq ft (343 sqm) approx.

**Outside:**

Ground floor rear access to the first floor.

**Planning:**

- There is potential for restaurant / bar subject to obtaining 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:**

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

**GUIDE PRICE: £360,000 - £375,000**

*(PREVIOUSLY MARKETED FOR £435,000)*



**COMMERCIAL**



**Location:**

The property is located near to the city centre on the main A594 Welford Road, near to Regent Road, Leicester City Council offices and Leicester Royal Infirmary.

**Description:**

A double fronted shop premises previously used as a restaurant with a one bedroom self contained flat above. The property benefits from full gas central heating.

**Accommodation:**

**Ground Floor:**

Restaurant / bar with seating area.

**Total Area:** 540 sq ft (50.22 sqm) approx.

Kitchen / preparation area.

**Total Area:** 190 sq ft (17.76 sqm) approx.

**First Floor:**

2 w.c.'s and a one bedroom self contained flat with lounge, kitchen, bedroom, bathroom.

**Outside:**

Rear yard.

**Note:**

- The property was previously used as a restaurant.
- All equipment for the restaurant is included in the sale.

**Tenure:**

We understand that the property is freehold.

**Solicitors:**

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

**GUIDE PRICE: £130,000 - £135,000**

**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**

**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**

**Can't attend the Auction?**

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



**RICS**  
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**RESIDENTIAL**

**Location:**

The property is located in Evington, off Downing Drive which is off Spencefield Lane and near to City of Leicester College and Judgemeadow Community College.

**Description:**

A large five bedroom modernised semi-detached property finished to a high standard. The property benefits from an integral garage and large rear garden.

**Accommodation:**

**Ground Floor:**

Entrance hall, through lounge / living room, dining room, spacious breakfast kitchen, wash room with w.c.

**First Floor:**

5 bedrooms, family bathroom.

**Second Floor:**

Large loft area suitable as a playroom or study room.

**Outside:**

Front garden with driveway providing off road parking leading to an integral garage, rear garden with lawn and patio area.

**Tenure:**

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

**Solicitors:**

Property Lawyers Direct,  
108 Queens Road, Leicester LE2 3FL  
Tel: (0116) 270 3000 ~  
Ref: S Banning



**GUIDE PRICE: £250,000 PLUS**



**LOT 8**

62 Eastleigh Road, Leicester LE3 0BD

**COMMERCIAL****Location:**

The property is located off A5460 Narborough Road, near to its junction with Upperton Road.

**Description:**

A single storey detached brick built premises of approximately 700 sq ft with an eaves height of 14 ft and forecourt parking. The premises was the former Cambridge Auto Service garage and MOT body workshop and benefits from electric roller shutter door, inspection pit, vehicle lift, MOT testing equipment, office, w.c and three phase electric.

**Accommodation:****Ground Floor:**

40' x 17' 5"

**Total Area:** 700 sq ft (65.1 sqm) approx.**Outside:**

Forecourt parking.

**Tenure:**

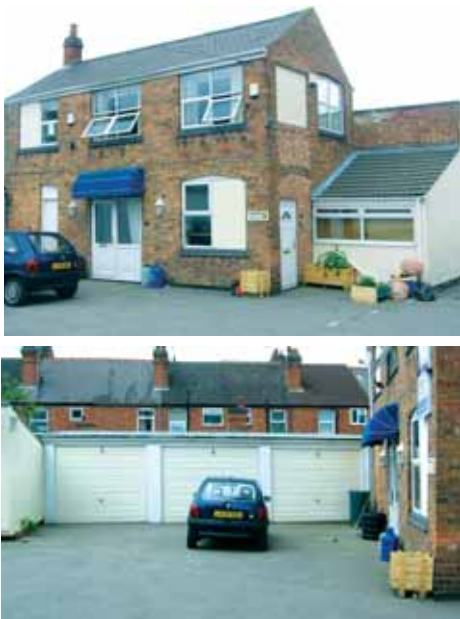
We understand that the property is freehold.

**Solicitors:**

Dixon Coles & Goddard,  
33 Lutterworth Road, Blaby,  
Leicestershire LE8 4DW  
Tel: (0116) 277 5899 ~ Ref: J Webb

**GUIDE PRICE: £100,000***(PREVIOUSLY MARKETING FOR £169,950)***LOT 9**

1 Mill Hill Road, Hinckley, Leicester LE10 0AX

**COMMERCIAL****Location:**

The property is located near to the centre of Hinckley, off Trinity Lane.

**Description:**

A detached building converted to provide offices on the ground floor and a self contained flat above. The property benefits from double glazing and electric storage heaters throughout.

**Tenure:**

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

**Solicitors:**

G S Solicitors,  
23 Station Road, Hinckley,  
Leicestershire LE10 1AW  
Tel: (01455) 618763 ~ Ref: C Skelton

**Accommodation:****Ground Floor:**

2 offices, workshop, kitchen, store, w.c.

**Total Area:** 717 sq ft (66.6 sqm)**Second Floor:**

Self contained flat with own front access, lounge, bedroom, kitchen, bathroom.

**Outside:**

3 garages.

**GUIDE PRICE: £125,000 - £135,000**

**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

**LOT 10****310 Metropolitan Apartments, 20 Lee Circle, Leicester LE1 3RF****RESIDENTIAL INVESTMENT****Location:**

Metropolitan Apartments are located on Lee Circle off Humberstone Gate in the heart of Leicester city centre.

**Description:**

A third floor, one bedroom open plan studio apartment finished to a high standard with concierge, stairs, lift, secure allocated parking space, electric storage heaters and double glazing.

**Accommodation:****Third Floor:**

Entrance hallway, lounge / diner, kitchen, bathroom.

**Outside:**

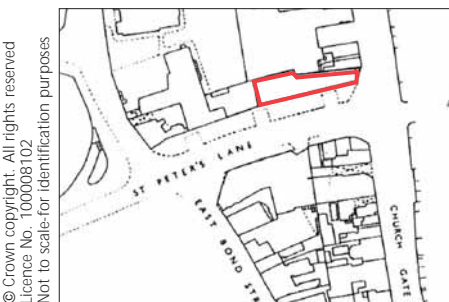
Allocated car parking space.

**Tenure:**

- The apartment is a leasehold investment, subject to existing tenancy.
- We understand that the apartment is held on a 125 year lease from 01.03.03, subject to a maintenance / service charge.
- The apartment is currently let on an Assured Shorthold Tenancy for a term of 12 months from 01.04.11 at a rent of £500 pcm (£6,000 pax).

**Solicitors:**

Lawson West,  
241 Uppingham Road, Leicester LE5 4DG  
Tel: (0116) 212 1000 ~ Ref: D Hayes

**GUIDE PRICE: £65,000 - £70,000***(PREVIOUSLY MARKETED FOR £95,000)***LOT 11****Land at the junction of St Peters Lane and Church Gate, Leicester LE1 4AL****COMMERCIAL INVESTMENT**

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Licence No. 100008102  
Not to scale for identification purposes

**Location:**

The site is located in the city centre at the junction of Church Gate and St Peters Lane, near to Highcross shopping centre and adjacent to 62 Church Gate.

**Description:**

A rectangular site of approximately 210 sqyds (1,875 sq ft). The frontage accommodates five advertising hoardings and there is potential for two car parking spaces.

**Planning:**

- There is potential for alternative uses subject to obtaining planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

**Note:**

We have been advised that the tenant is currently paying a reduced rent of £3,250.00 pax.

**Tenure:**

- We understand that the site is freehold, subject to existing tenancy.
- The site is let for a term of five years from 25.03.08 at a rent of £5,000 pax.

**Solicitors:**

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

**GUIDE PRICE: £90,000 - £95,000**

## LOT 12

5 Hill Street, Leicester LE1 3PT

### COMMERCIAL INVESTMENT



#### Location:

The offices are located in the city centre off Lee Circle with direct access to Humberstone Gate.

#### Description:

Purpose built single storey offices of approximately 2,600 sq ft and one car parking space. The property benefits from suspended ceiling, full gas central heating, fire alarm, burglar alarm and CCTV systems.

#### Accommodation:

##### Ground Floor:

Large reception area, 4 training rooms, large meeting room, kitchen area, w.c.'s.

#### Planning:

- Potential for alternative uses and also additional floors subject to obtaining planning permission.

- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

#### Note:

We understand that VAT is not payable on the purchase price.

#### Tenure:

- We understand that the property is freehold, subject to existing lease.
- The property is currently let for 3 years from 01.03.09 on an FRI basis at a rent of £18,000 pax.

#### Solicitors:

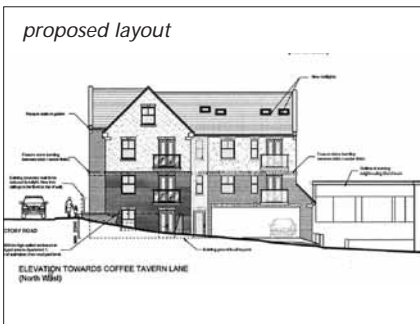
Frisby & Small,  
5 De Montfort Street, Leicester LE1 7GT  
Tel: (0116) 233 5522 ~ Ref: R Whiting

**GUIDE PRICE: £200,000 - £225,000**

## LOT 13

Development site at Coffee Tavern Lane, Rushden, Northamptonshire NN10 0HA

### RESIDENTIAL DEVELOPMENT

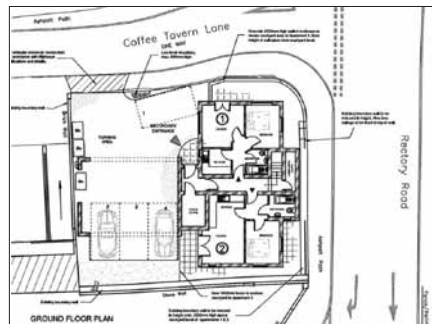


#### Location:

The site is located in a predominately commercial area, between High Street and Rectory Road in the city centre. The site is to the rear of the Peacocks store and opposite Cloisters Retirement Village.

#### Description:

A site of approximately 387 sqyds (0.08 acres).



#### Planning:

- Planning permission has been granted for a four storey property providing nine apartments as follows:
  - 7 x 1 bedroom
  - 2 x 2 bedroom
- Planning Application No. APP/G2816/A/10/2137507 dated 09.03.11 together with the plans is available for inspection.
- All enquiries regarding planning should be made to East Northamptonshire Council Planning Department (01832) 742000.

#### Tenure:

We understand that the site is freehold.

#### Solicitors:

Sharman Law,  
1 Harpur Street, Bedford MK40 1PF  
Tel: (01234) 303030 ~ Ref: S Parrott

**GUIDE PRICE: £130,000 - £140,000**

## Can't attend the Auction?

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

**COMMERCIAL**



**Location:**

The property is located in the city centre, adjacent to the Clock Tower and near to Highcross shopping centre.

**Description:**

A large two storey retail premises with open plan sales area and stores / offices above.

**Accommodation:**

**Ground Floor:**

Retail sales area, store, w.c.

**Total Area:** 2,879 sq ft (267.5 sqm)

**First Floor:**

Large stores, offices, w.c.

**Total Area:** 2,339 sq ft (217.2 sqm)

**Total GIA:** 5,218 sq ft (484.7 sqm) approx.

**Outside:**

Rear enclosed yard.

**Planning:**

- There is potential for restaurant / bar subject to obtaining planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

**Note:**

Completion to be 12 weeks from exchange of contracts.

**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

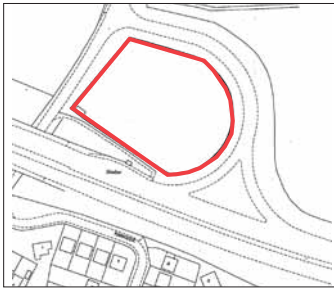
**GUIDE PRICE: £375,000 - £395,000**



## LOT 15

Land on Newtown Linford Lane, Groby, Leicestershire LE6 0DQ

### LAND



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Not to scale for identification purposes

#### Location:

The site is located in Groby off Newtown Linford Lane.

#### Description:

A single enclosure of sloping land with access from Newtown Linford Lane totalling approximately 1.43 acres (0.57 hectares).

#### Total Site Area:

1.43 acres (0.57 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



**GUIDE PRICE: £45,000 - £50,000**

## LOT 16

Flat 9a, Johns Court, Blaby, Leicester LE8 4DJ

### RESIDENTIAL



#### Location:

The flat is located near to Lutterworth Road above the former Coombs bakery and adjacent to the Waitrose supermarket.

#### Description:

A two bedroom first floor self contained flat of approximately 662 sq ft (61 sqm) with electric storage heaters. The flat requires modernisation.

#### Accommodation:

##### First Floor:

Entrance hall, lounge, kitchen, bathroom, 2 bedrooms.

#### Note:

The flat requires modernisation.

#### Tenure:

We understand that the property is held on a 999 year lease from completion of the sale, subject to a peppercorn ground rent and a maintenance / service charge.

#### Joint Agents:

Nicholas Ducker & Co.

#### Solicitors:

Wason Lawrance Holder,  
Lantern House, 39-41 High Street,  
Potters Bar, Hertfordshire EN6 5AJ  
Tel: (01707) 664 888 ~ Ref: S Wason

**GUIDE PRICE: £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 DEVELOPMENT / INVESTMENT**

**Location:**

The property is located in a prominent corner position at the junction of Highcross Street and Great Central Street near Highcross shopping centre.

**Description:**

A large detached corner building comprising of three properties providing retail units and offices. The retail unit at the rear is currently let as a cafe.

**Planning:**

- There is potential for alternative uses i.e. restaurant / bar or residential development 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 part investment and part vacant possession.

**Solicitors:**

Nelsons Solicitors,  
Provincial House, 37 New Walk,  
Leicester LE1 6TU  
Tel: (0116) 222 6666 ~  
Ref: J Coningsby



Unit	Floor approx.	sq ft (sqm)	Lease	Rent (£) pax.
176 Highcross Street	Ground	685 (63.71)	8 year lease from 01.04.05	5,000
178 Highcross Street – 81 Great Central Street	Basement	659 (61.20)	Vacant	
	Ground	1,100 (102.19)	Vacant	
	First	1,246 (115.71)	Vacant	
	Second	319 (40.55)	Vacant	
<b>Total GIA:</b>		<b>3,441 (340.30)</b>		

**GUIDE PRICE: £125,000 - £150,000**



**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			
<b>Current Rental Income:</b>				<b>19,200</b>
<b>Estimated Full Rental Income:</b>				<b>20.400</b>

**PRICE GUIDE: £250,000 - £255,000**

**Can't attend the Auction?**

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



**RESIDENTIAL DEVELOPMENT**



**Location:**

The site is located between Leicester Road and Derby Road approximately half a mile from Hinckley town centre.

**Description:**

A level cleared site of approximately 0.7 acres with planning permission for residential development.

**Site Area:**

0.7 acres (0.29 hectares) approx.

**Note:**

- The site has planning permission for the erection of 23 dwellings:
  - 8 houses and 15 apartments
- Planning Application No. 08/01388/FUL dated 01.04.08 is available for inspection.

- There is also an alternative scheme, which has not been submitted for the development of 14 dwellings:
  - 10 bungalows and 4 semi detached houses
- All enquiries regarding planning should be made to Hinckley and Bosworth Borough Council (01455 255897).

**Tenure:**

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

**Solicitors:**

G S Solicitors,  
23 Station Road, Hinckley,  
Leicestershire LE10 1AW  
Tel: (01455) 618763 ~ Ref: C Skelton



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**GUIDE PRICE: £425,000 - £450,000**

*(PREVIOUSLY MARKETED FOR £595,000)*



**LOT 20**

Flat 4, First Floor, 22 Highfield Street, Leicester LE2 1AB

**RESIDENTIAL INVESTMENT****Location:**

The property is located on the corner of Highfield Street and Gotham Street just off A6 London Road near to Leicester University and Victoria Park.

**Description:**

A first floor one bedroom self contained studio flat within a block of 5 flats with full gas central heating.

**Accommodation:****First Floor:**

Lounge / bedroom, kitchen, bathroom.

**Outside:**

Car parking space.

**Description:**

The sale will be subject to the purchaser paying the seller's legal fees of £400 plus VAT.

**Tenure:**

- The flat is a leasehold investment, subject to existing tenancy.
- We understand that the flat is held on a long lease for a term of 999 years from 01.11.10.
- Ground Rent: £50 per annum plus maintenance / service charge.
- The flat is currently let on an Assured Shorthold Tenancy for a term of 6 months from 10.06.11 at a rent of £400 pcm (£4,800 pa) exclusive.

**Solicitors:**

Paul Cooper & Co,  
2 De Montfort Street, Leicester LE1 7GA  
Tel: (0116) 255 4477 ~ Ref: P Cooper

**GUIDE PRICE: £45,000 - £50,000****LOT 21**

47 Glenfield Road, Leicester LE3 6AU

**RESIDENTIAL INVESTMENT****Location:**

The property is located on Glenfield Road which is a continuation of King Richards Road, close to Fosse Road North.

**Description:**

A large three storey mid pallisaded villa converted to provide five bedsits and a one bedroom self contained flat all of which are currently let. The property benefits from electric storage heating, fire alarm system and emergency lighting.

**Accommodation:****Ground Floor:**

Entrance hall, 2 bedsits and a self contained flat.

**First Floor:**

2 bedsits, kitchen, 2 w.c's, shower room.

**Second Floor:**

Bedsit.

**Outside:**

Front and rear yard.

**Note:**

The property is in need of modernisation.

**Tenure:**

- We understand that the property is freehold subject to existing tenancies.
- Each unit is let at £50 per week, producing a gross rental income of £15,600 per annum.

**Solicitors:**

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

**GUIDE PRICE: £100,000 PLUS**

**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

**RESIDENTIAL INVESTMENT**



**Location:**

The property is located off the main A6 London Road approximately two miles from the city centre and near to Sandown Road. The property is close to Francis Street / Allandale Road shopping parade.

**Description:**

A substantial three storey detached property converted to provide seven self contained apartments with lounge, bedroom/s, kitchen and bathroom. The property benefits from full gas central heating, fire alarm system and emergency lighting. There are two garages to the rear and five car parking spaces to the front of the property.

**Planning:**

- The property has planning permission for conversion to 14 self contained studio flats.
- Planning Permission No. 20101854 dated 06.06.11 and the plans are available for inspection.
- The property has the potential to be used as student accommodation, which could produce a gross rental income of £46,800 pax.

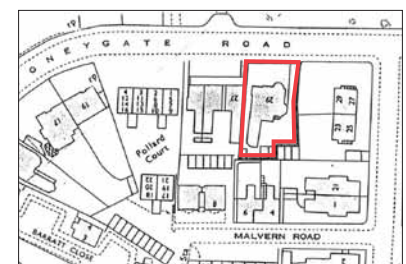
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

**Note:**

The sale will be subject to the purchaser paying £5,000 (plus VAT) towards the seller's legal and surveyors fees.

**Tenure:**

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



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**Solicitors:**

Jackson & Co, 9A Sibson Road, Birstall, Leicester LE4 4DX  
Tel: (0116) 267 6263 ~ Ref: M Payne

Flat	Floor	Bedrooms	Tenancy (Assured Shorthold Tenancy)	Rent (£) pcm exc.	Rent (£) pax.
1	Ground	1	vacant		
2	Ground	1	6 months from 04.07.96 (holding over)	425	5,100
3	Ground	1	6 months from 20.01.11	400	4,800
4	First	1	12 months from 13.01.11	395	4,740
5	First	1	6 months from 09.02.02 (holding over)	425	5,100
6	First	1	6 months from 04.05.02 (holding over)	400	4,800
7	Second	2	vacant		
Current Rental Income:				2,045	24,540
Full Rental Income:				3,100	37,200

**GUIDE PRICE: £450,000 - £475,000**



**RESIDENTIAL**



Property offered on behalf of  
East Midlands Housing Association

**Location:**

The property is located at the junction of St Saviours Road and Fern Bank adjacent to the former St Saviours Church.

**Description:**

A large three storey, double bay fronted, end terrace with rear extension. The property benefits from disabled access, gas central heating, emergency lighting and fire alarm system.

**Accommodation:**

**Ground Floor:**

Reception area, 4 rooms, large rear extension.

**Total Area:** 1,184 sq ft.

**First Floor:**

4 rooms, kitchen, boiler room, 2 w.c.'s.

**Total Area:** 995 sq ft.

**Second Floor:**

3 rooms.

**Total Area:** 666 sq ft.

**Total GIA:** 2,845 sqft (265 sqm) approx.

**Outside:**

Rear enclosed yard.

**Planning:**

- The property was previously used as offices (Class B1), this use was personal to East Midlands Housing Association, and use has been reverted back to residential.
- Potential for alternative uses subject to obtaining planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

**Note:**

The property is in need of structural repair.

**Tenure:**

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

**Solicitors:**

Browne Jacobson,  
44 Castle Gate, Nottingham NG1 7BJ  
Tel: (0115) 976 6184 ~ Ref: N Clarke



**GUIDE PRICE: £175,000 - £195,000**

**Can't attend the Auction?**

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



**RICS**  
SINCE 1990

# 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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Please visit our website to find out more about Oval.



**The Oval group**  
5 Western Boulevard  
Leicester LE2 7EX

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Fax: 0845 833 9943  
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**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

# 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.

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# KAL SANGRA

SHONKI ■ BROTHERS

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

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)  
[www.shonkibrothers.com](http://www.shonkibrothers.com)