



# KAL SANGRA

SHONKI ■ BROTHERS

# AUCTION

Wednesday  
30 November 2011  
at 5.00pm

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



# Auction: Wednesday 30 November 2011



## A warm welcome to our final auction sale of 2011

What a year 2011 has been in the property market, hopefully we can look forward to a steady improvement. On that note since our September auction we have seen a continuing flow of activity in the market be at it a more subdued pace.

It is still a buyers market and what we have noticed in the auction room is that buyers are only prepared to purchase if properties are realistically priced. We have been able to advise our clients of these changes and as you will see, the lots that we have on offer, are all realistically priced. With the current constraints in the lending market realistic guide prices are very important as obtaining funds can be difficult. With the interest rates still remaining low, buying property still remains the most attractive way of investing in the current economic climate.

Once again we feel that the catalogue offers a variety of lots including commercial and residential properties for investment and owner occupation, and that there is something 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.

### 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Do check lots have not been sold or withdrawn prior to Auction.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 22 February 2012, 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 30 November 2011.

**K S Sangra FRICS FNAVA**  
Auctioneer



**Auction:** Wednesday 30 November 2011



# Order of Sale

| LOT | PROPERTY ADDRESS   |
|-----|--|
| 1   | 2 Bartholomew Street, Leicester LE2 1FA                                |
| 2   | 5 Saltersford Road, Leicester LE5 4DF                                  |
| 3   | Unit 2A, 50 Sawday Street, Leicester LE2 7JW                           |
| 4   | Flat 5, Libra Parade, Front Street, Birstall, Leicester LE4 4DP        |
| 5   | 20 Newtown Street, Leicester LE1 6WJ                                   |
| 6   | 12A Buckland Road, Leicester LE5 ONT                                   |
| 7   | 152 - 154 Belgrave Gate, Leicester LE1 3XL                             |
| 8   | 148 Clarendon Park Road, Leicester LE2 3AF                             |
| 9   | 152 High Street, Earl Shilton, Leicestershire LE9 7LQ                  |
| 10  | 18 & 18A Barrow Road, Sileby, Leicestershire LE12 7LP                  |
| 11  | 36 Hawarden Avenue, Leicester LE5 4NN                                  |
| 12  | Units 1 - 4, 11-17 Church Street, Lutterworth, Leicestershire LE17 4AE |
| 13  | 11 Bartholomew Street, Leicester LE2 1FB                               |
| 14  | Former Midland Hotel, Saffron Lane, Leicester LE2 8AT                  |
| 15  | 1 Fern Bank, Leicester LE5 3HD   |
| 16  | Coleman Individual Learning Centre, The Wayne Way, Leicester LE5 4PP   |



**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****2 Bartholomew Street, Leicester LE2 1FA****COMMERCIAL INVESTMENT****Location:**

The property is located in Highfields off St Stephens Road and near to Evington Road.

**Description:**

The property comprises of an extended retail premises with first floor accommodation.

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

Retail unit of approximately 299 sqft (27.8 sqm), kitchen.

**Total Area:** 459 sqft (42.6 sqm)

**First Floor:**

2 rooms, bathroom.

**Total Area:** 284 sqft (26.3 sqm)

**Total GIA:**

743 sqft (68.9 sqm) approx.

**Outside:**

Small shared rear yard.

**Tenure:**

- We understand that the property is a freehold investment subject to a lease.
- We are advised that the property is rented at £7,800 pax. with 3 yearly rent reviews and that the lease expires on 14.04.18.

**Solicitors:**

Lawson-West,  
241 Uppingham Road,  
Leicester LE5 4DG  
Tel: (0116) 212 1051 ~ Ref: T Jellicoe

**GUIDE PRICE: £100,000 PLUS****LOT 2****5 Saltersford Road, Leicester LE5 4DF****RESIDENTIAL INVESTMENT****Location:**

The property is located off Coleman Road and near to A47 Uppingham Road.

**Description:**

The property comprises of a 3 bedroom semi-detached property with full gas central heating and garage.

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

Through lounge, kitchen, utility room.

**First Floor:**

3 bedrooms, bathroom.

**Outside:**

Tandem garage, front and rear garden with w.c.

**Tenure:**

- We understand that the property is freehold, subject to existing tenancy.
- The property is let on an Assured Shorthold Tenancy for a term of 6 months commencing 03.07.10 at a rent of £575 pcm (£6,900 pa) exc., the tenant is currently holding over.

**Solicitors:**

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

**GUIDE PRICE: £130,000 - £135,000***(PREVIOUSLY MARKETED FOR £150,000)*

**COMMERCIAL**



Property offered on behalf of  
Leicester City Council

**Location:**

The property is located within an established industrial area with surrounding residential properties. The unit is off Aylestone Road, approximately one mile from the city centre and near to the Leicester Royal Infirmary.

**Description:**

The property comprises of a mostly single storey industrial unit with a small office on the first floor. The unit benefits from northern roof lights, roller shutter loading facilities, single and three phase electric.

**Accommodation:**

**Ground Floor:**

**Total Area:** 8,000 sqft (744 sqm)

**First Floor:**

**Total Area:** 500 sqft (46.5 sqm)

**Total GIA:** 8,500 sqft (790.5 sqm) approx.

**Note:**

- The property is in need of some repair.
- VAT will be payable on the purchase price.
- No offers will be accepted on this lot prior to the Auction.

**Tenure:**

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

**Solicitors:**

Service Director, Legal Services,  
Leicester City Council, New Walk Centre,  
Welford Place, Leicester LE1 6ZG  
Tel: (0116) 252 7035 ~ Ref: J Mclvor



© Crown copyright. All rights reserved  
Licence No. 100008102  
Not to scale-for identification purposes



**GUIDE PRICE: £160,000 - £180,000**

**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



# 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**

**LOT 4**

Flat 5, Libra Parade, Front Street, Birstall, Leicester LE4 4DP

## RESIDENTIAL / INVESTMENT



### Location:

The property is located in the centre of Birstall within the main shopping parade, above William Hill retail unit and local to schools and all amenities.

### Description:

The property comprises of a large 2 / 3 bedroom fully modernised second floor flat with gas central heating.

### Accommodation:

#### Ground Floor:

Store cupboard (number 5) used for prams / bicycles.

#### Second Floor:

Entrance hall, lounge, kitchen, 2 bedrooms, study / bedroom, bathroom.

#### Outside:

Shared yard with communal parking.

### Note:

Estimated rental income: £500 pcm (£6,000 pa) exc.

### Tenure:

- We understand that the property is held on a long lease of 99 years from 24.06.77.
- Ground rent: £50 pa with a maintenance / service charge.

### Solicitors:

Underwood Vinecombe LLP,  
Telford House, Outram's Wharf,  
Little Eaton, Derby DE21 5EL  
Tel: (01332) 836661 ~ Ref: S Roe

**GUIDE PRICE: £55,000 - £60,000**



**LOT 5**

20 Newtown Street, Leicester LE1 6WJ

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

The property is located off Regent Road near to the city centre and Leicester University.

**Description:**

The property comprises of a 3 storey, 4 bedroom terrace property, benefitting from full gas central heating and recently refurbished kitchen and shower room.

**Accommodation:**

**Ground Floor:** Entrance hall, lounge, bedroom, extended dining kitchen.

**First Floor:** 2 bedrooms, shower room, separate w.c.

**Second Floor:** 2 bedrooms.

**Outside:** Slabbed rear yard area, access also from West Street.

**Note:**

We have been advised that a HMO license was granted in 2011 for 5 years.

**Planning:**

- Planning permission had been granted for conversion to three studio flats.
- Planning Permission No. 20070629 dated 31.03.07 has now lapsed.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

**Tenure:**

- We understand that the property is freehold, subject to existing tenancy.
- The property is currently let on a Furnished Tenancy Agreement for a term of 10 months commencing 01.09.11 – 30.06.12 at a rent of £15,600 exc.

**Solicitors:**

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

**GUIDE PRICE: £165,000 - £175,000****LOT 6**

12A 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:**

The property comprises of a single storey workshop / industrial premises of approximately 1,710 sqft (139.51 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.

**Total Area:** 950 sqft (77.54 sqm)

**Mezzanine Floor:**

3 offices, kitchen, storage, w.c.

**Total Area:** 760 sqft (61.97 sqm)

**Total GIA:**

1,710 sqft (139.51sqm) approx.

**Outside:**

4 car parking spaces.

**Tenure:**

- We understand that the unit is held on a 99 year lease commencing 04.03.83 subject to a peppercorn rent if demanded.
- On completion the seller will complete a new 6 year lease with 3 year rent review on a full repairing and insuring basis excluding structural repairs.
- The tenant to have a 3 year break clause at the end of the third year to be exercised by giving 3 months prior written notice.

**Solicitors:**

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

**GUIDE PRICE: £65,000 - £70,000 + VAT****Can't attend the Auction?**

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

**COMMERCIAL INVESTMENT**

**Location:**

The properties are located in the city centre, between Charles Street and Burleys Way, less than half a mile from the Clock Tower.

**Description:**

The properties comprise of a pair of traditional brick built retail units with residential accommodation above and benefit from full gas central heating and uPVC double glazing.

**Note:**

The tenant has a break clause after 5 years with 6 months written notice.

**Tenure:**

We understand that the properties are freehold, subject to existing tenancies.

**Solicitors:**

Lawson-West,  
241 Uppingham Road,  
Leicester LE5 4DG  
Tel: (0116) 222 1573 ~  
Ref: T Jellicoe



**Accommodation:**

The properties are to be offered as one lot. If they do not sell, they will be offered as 2 separate lots as follows:

**Lot 7A:**  
152 Belgrave Gate,  
Leicester LE1 3XL  
**Guide Price: £150,000 plus**

**Lot 7B:**  
154 Belgrave Gate,  
Leicester LE1 3XL  
**Guide Price: £140,000 - £150,000**

| Unit                            | Floor   | Accommodation             | Lease  | Rental (£) pax. |
|---------------------------------|---------|---------------------------|--|-----------------|
| 152 Belgrave Gate               | Ground  | Takeaway, cellar, w.c.    | Let for a term of 10 years from September 2011 with 3 year rent reviews (see note) | 12,600          |
|                                 | First   | Lounge, kitchen, bathroom |  |                 |
|                                 | Second  | 2 bedrooms                |  |                 |
| 154 Belgrave Gate               | Ground  | Retail unit, cellar, w.c. | Vacant   |                 |
|                                 | First   | Lounge, kitchen, bathroom | Let on an Assured Shorthold Tenancy for a term of 12 months from 01.07.11          | 5,400           |
|                                 | Second  | 2 bedrooms, w.c.          |  |                 |
|                                 | Outside | Shared yard               |  |                 |
| <b>Current Rental Income:</b>   |         |                           |  | <b>18,000</b>   |
| <b>Estimated Rental Income:</b> |         |                           |  | <b>25,500</b>   |

**GUIDE PRICE: £280,000 - £290,000**



**LOT 8**

148 Clarendon Park Road, Leicester LE2 3AF

**RESIDENTIAL****Location:**

The property is located in the popular Clarendon Park suburb, close to Queens Road shopping parade and Leicester University.

**Description:**

The property comprises of an attractive bay fronted Victorian terraced property benefitting from gas central heating and has been newly double glazed throughout. The property is an ideal investment or family home.

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

2 reception rooms, extended fitted kitchen.

**First Floor:**

2 double bedrooms, bathroom suite with shower.

**Outside:**

Front and rear gardens.

**Planning:**

- The property had planning permission for a third bedroom in the loft, this planning has now lapsed. The loft area has been fitted with two velux windows.
- 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:**

Bradshaw Hollingsworth,  
19 New Walk, Leicester LE1 6TE  
Tel: (0116) 204 2500 ~  
Ref: G Hollingsworth

**GUIDE PRICE: £125,000 - £135,000***(PREVIOUSLY MARKETED FOR £150,000)***LOT 9**

152 High Street, Earl Shilton, Leicestershire LE9 7LQ

**COMMERCIAL****Location:**

The property is located in the centre of Earl Shilton, off Leicester Road and on the corner of Tower Road.

**Description:**

The property comprises of a large corner premises with ground floor lock up shop and a two bedroom self-contained flat above.

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

Sales area, office, rear store.

**Total Area:** 557 sqft (51.8 sqm)

**First Floor:**

Lounge, 2 bedrooms, kitchen, bathroom.

**Total Area:** 526 sqft (48.92 sqm)

**Total GIA:**

1,083 sqft (100.80 sqm) approx.

**Outside:**

Rear yard with car parking space.

**Tenure:**

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

**Solicitors:**

Geoffrey Hill & Co, 11 Station Road,  
Hinckley, Leicestershire LE10 1AW  
Tel: (01455) 637715 ~ Ref: J Cruickshank

**GUIDE PRICE: £65,000 - £70,000***(PREVIOUSLY MARKETED FOR £99,000)*

**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**

18 &amp; 18A Barrow Road, Sileby, Leicestershire LE12 7LP

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

The property is located close to the centre of Sileby, off A512 Ashby Road, near to Storer Road.

**Description:**

The property comprises of a mid-terrace property converted to two self contained flats with 2 bedrooms, full gas central heating and double glazing.

**Accommodation:**

| Flat                                    | Floor  | Accommodation  | Tenancy  | Rent (£) pcm exc. | Rent (£) pax. |
|---|--------|--|--|-------------------|---------------|
| 18                                      | Ground | 2 bedrooms, lounge, kitchen, bathroom, separate w.c. | Protected tenancy with a current rental income of £69 per week                         | 299               | 3,588         |
| 18A                                     | First  | 2 bedrooms, lounge, kitchen, bathroom, separate w.c. | 6 months Assured Shorthold Tenancy from 20.07.09. The tenant is currently holding over | 300               | 3,600         |
| <b>Outside</b> Front garden & rear yard |        |  |  |                   |               |
| <b>Current Rental Income:</b>           |        |  |  | <b>599</b>        | <b>7,188</b>  |
| <b>Estimated Rental Value:</b>          |        |  |  | <b>650</b>        | <b>7,800</b>  |

**Tenure:**

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

**Joint Agents:** Freckletons.

**Solicitors:**

Woolley Beardsleys & Bosworth,  
P O Box 22, Rectory Place, Loughborough,  
Leicestershire LE11 1UP

Tel: (01509) 212266 ~ Ref: D Weston

**GUIDE PRICE: £80,000 - £85,000***(PREVIOUSLY MARKETED FOR £120,000)***LOT 11**

36 Hawarden Avenue, Leicester LE5 4NN

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

The property is located within an established industrial area, in a cul de sac off Robison Road / Tithe Street which is off Coleman Road.

**Description:**

The property comprises of a three storey industrial unit with forecourt parking, side loading and small rear yard. The unit benefits from full gas central heating.

**Accommodation:**

| Floor                           | Use                 | sqft (sqm)     | Lease  | Rent (£) pax.         |
|---------------------------------|---------------------|----------------|--|-----------------------|
| Ground                          | Workshop and office | 3,605 (335.27) | 5 year lease from 04.10 on a FRI basis   | 11,330                |
| First                           | Workshop / Office   | 2,663 (247.66) | The seller will sign a 1 year licence from the completion of sale on an internal repairing basis | 6,500                 |
| Second                          | Offices             | 317 (29.48)    |  |                       |
| <b>Total sqft (sqm) approx:</b> |                     |                |  | <b>6,585 (612.41)</b> |
| <b>Total Rental Income:</b>     |                     |                |  | <b>17,830</b>         |

**Tenure:**

We understand that the property is freehold, subject to leases.

**Solicitors:**

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

**GUIDE PRICE: £200,000 PLUS**

**COMMERCIAL INVESTMENT**

**Location:**

The retail units are located in the centre of Lutterworth off High Street, next to Age Concern.

**Description:**

A block of four two storey retail units with first floor storage accommodation and car parking to the rear.

**Tenure:**

We understand that the properties are freehold, subject to existing leases.

**Joint Agents:**

Mather Jamie

**Solicitors:**

A S B Law, Innovis House,  
108 High Street, Crawley,  
West Sussex RH10 1AS  
Tel: (01293) 603603 ~  
Ref: J Barry



© Crown copyright. All rights reserved  
Licence No. 100008102  
Not to scale for identification purposes



Car Park at rear



Property No. 15

**Accommodation:**

| Property No.                | Unit | Use                         | Zone A sq ft | Ancillary sq ft | Rental (£) pax | Term all with 5 yearly reviews                                       | Tenants break option at |
|-----------------------------|------|-----------------------------|--------------|-----------------|----------------|--|-------------------------|
| 11                          | 4    | Pet food and accessory shop | 423          | 598             | 15,000         | 10 years from 25.03.11   | 5th year                |
| 13                          | 3    | Grocery shop – for 25 years | 468          | 630             | 15,800         | 10 years from 03.04.11 - has been trading for approx. 12 years       | 5th year                |
| 15                          | 2    | Lloyds Chemist Ltd          | 564          | 867             | 18,000         | 15 years from 25.03.11 - new lease this year following 25 year lease | 5th and 10th year       |
| 17                          | 1    | Newsagents                  | 530          | 915             | 19,000         | 15 years from 09.09.10   | 5th year                |
| <b>Total Rental Income:</b> |      |                             |              |                 | <b>67,800</b>  |  |                         |

**GUIDE PRICE: £675,000 - £695,000**

**Can't attend the Auction?**

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



**RESIDENTIAL INVESTMENT**



**Location:**

The property is located in Highfields off St Stephens Road.

**Tenure:**

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

**Description:**

The property comprises of a two storey terraced property converted into two, one bedroom self-contained flats each benefitting from gas central heating.

**Solicitors:**

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

**Accommodation:**

| Flat                           | Floor  | Accommodation                      | Tenancy - Assured Shorthold Tenancy                          | Rent (£) pcm exc. | Rent (£) pax. |
|--------------------------------|--------|------------------------------------|--|-------------------|---------------|
| 1                              | Ground | Bedroom, kitchen / diner, bathroom | 6 months from 28.09.11                                       | 300               | 3,600         |
| 2                              | First  | Bedroom, kitchen lounge, bathroom  | 6 months from 22.06.10. The tenant is currently holding over | 380               | 4,560         |
|                                |        | Outside Yard                       |  |                   |               |
| <b>Current Rental Income:</b>  |        |                                    |  | <b>680</b>        | <b>8,160</b>  |
| <b>Estimated Rental Value:</b> |        |                                    |  | <b>730</b>        | <b>8,760</b>  |

**GUIDE PRICE: £90,000 - £100,000**

# 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.**



**RESIDENTIAL / INVESTMENT**

**Location:**

The property is located 1 1/2 miles south of the city centre, at the junction of Saffron Lane and Lansdowne Road, opposite the Aylestone Leisure Centre.

**Description:**

The property comprises of a two storey corner building of approximately 2,850 sqft, converted into 3 self contained flats and 7 bedsits. The property has been fully modernised and benefits from emergency lighting and fire alarm system.

**Note:**

Extended completion of 3 months.

**Tenure:**

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

**Solicitors:**

Headleys,  
15 Station Road, Hinckley,  
Leicestershire  
LE10 1AW  
Tel: (01455) 637 815 ~  
Ref: R Broughton



**Accommodation:**

| Floor                                       | Unit                   | Accommodation                                       | Estimated Rental Value (£) pcm                 | Estimated Rental Value (£) pa |
|---|------------------------|---|--|-------------------------------|
| Ground                                      | 1 – flat               | Lounge / kitchen, bedroom with en-suite shower room | 450 exc.                                       | 5,400 exc.                    |
|   | 2 – studio flat        | Lounge / kitchen / bedroom, shower room             | 400 exc.                                       | 4,800 exc.                    |
|   | 3 – studio flat        | Lounge / kitchen / bedroom, shower room             | 400 exc.                                       | 4,800 exc.                    |
|   | Utility Room<br>Office | Plumbing for washing machines etc.                  |  |                               |
| First                                       | 1 - 7                  | Bedsits with fitted kitchen                         | 350 per bedsit<br>inclusive of water and rates | 29,400                        |
|   |                        | 2 shower rooms / w.c.                               |  |                               |
| <b>Total Estimated Gross Rental Income:</b> |                        |   |  | <b>44,400</b>                 |

**GUIDE PRICE: £365,000 - £385,000**

**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



**RESIDENTIAL**

**Location:**

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

**Description:**

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

**Accommodation:**

**Ground Floor:**

Reception area, 4 rooms, large rear extension.

**Total Area:** 1,184 sqft.

**First Floor:**

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

**Total Area:** 995 sqft.

**Second Floor:**

3 rooms.

**Total Area:** 666 sqft.

**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:**

P A Todd,  
142 Evington Road, Leicester LE2 1HL  
Tel: (0116) 273 3091 ~ Ref: P Todd



**GUIDE PRICE: £165,000 - £185,000**



**COMMERCIAL / RESIDENTIAL**



Property offered on behalf of  
Leicester City Council

**Location:**

The property is located in North Evington off Coleman Road and near to A6030 Broad Avenue.

**Description:**

The property comprises of the former Coleman Road Junior School and is a detached, part 2 and part 3 storey premises with a small basement. The property benefits from oil fuelled heating and burglar alarm system.

**Accommodation:**

**Basement:**

613 sqft (56.97 sqm)

**Ground Floor:**

4,092 sqft (380.23 sqm)

**First Floor:**

3,100 sqft (288 sqm)

**Second Floor:**

1,339 sqft (124.4 sqm)

**Total GIA:**

9,144 sqft (850.39 sqm) approx.

**Outside:**

Side and rear enclosed area.



**Planning:**

- The property has an existing educational use (Class D1).
- D1 use includes a range of uses which include educational and training uses, places of worship, clinics, health centres, crèches, day nurseries, consulting rooms, museums, public halls, libraries, art galleries and exhibition halls.
- There is potential for alternative uses i.e. residential development subject to planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

**Note:**

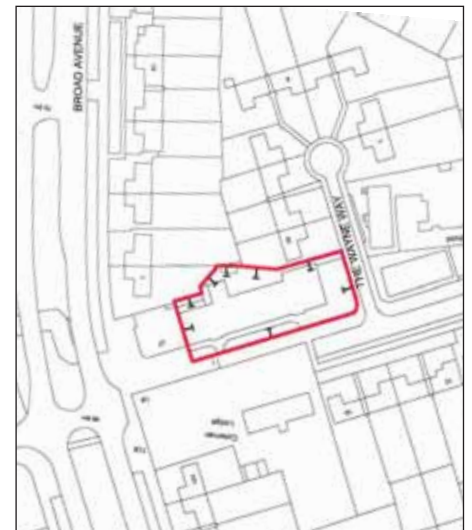
- VAT may be payable on the purchase price.
- No offers will be accepted on this lot prior to the Auction.

**Tenure:**

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

**Solicitors:**

Service Director Legal Services,  
Leicester City Council, New Walk Centre,  
Welford Place, Leicester LE1 6ZG  
Tel: (0116) 252 6349 ~ Ref: S Metson



© Crown copyright. All rights reserved  
Licence No. 100008102  
Not to scale-for identification purposes

**GUIDE PRICE: £275,000 - £300,000**

**Can't attend the Auction?**

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



# 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.

[www.theovalgroup.com](http://www.theovalgroup.com)



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

We are able to provide wide range of expertise and bespoke solutions tailored to property owners and developers:

#### Oval Insurance Broking

- Landlords/Commercial Property Insurance
- Latent Defects Insurance
- Environmental Liability Insurance

#### Oval Financial Services

- Mortgage Services
- Self Invested Personal Pensions
- 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](mailto:enquiries@theovalgroup.com)

Oval Insurance Broking Limited. Registered in England No.: 01195184  
Oval Financial Services Limited. Registered in England No.: 02192243  
Oval Mortgage Services is a division of Oval Financial Services Limited.  
Registered Office: 9 South Parade, Wakefield WF1 1LR  
All authorised and regulated by the Financial Services Authority

**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.

---

# KAL SANGRA

SHONKI ■ BROTHERS

---

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)