

KAL SANGRA

SHONKI ■ BROTHERS



AUCTION

Wednesday 23 February 2011 at 5.00pm
Leicester Racecourse, Leicester Road, Oadby, Leicester LE2 4AL



Auction: Wednesday 23 February 2011



A warm welcome to our first auction of this year – let's hope 2011 will be the year the property market picks up!

On that note, I can report that our September and November sales did achieve 85% success rate. We are confident that this year's sales will reach similar success. It is always rewarding for us when both vendor and purchaser are pleased with the outcome.

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

We once again have an attractive selection of 16 lots, very competitively priced, suitable for all types of property investors / developers. With interest rates as low as they are and have been for 18 months, investing in property is very attractive at the present time.

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Do check lots have not been sold or withdrawn prior to Auction.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 20 April 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 23 February 2011.

A blue ink handwritten signature, appearing to read 'K S Sangra', with a long horizontal flourish extending to the right.

K S Sangra FRICS FNAVA
Auctioneer



Auction: Wednesday 23 February 2011



Order of Sale

LOT	PROPERTY ADDRESS
1	14 Melrose Street, Leicester LE4 6FA
2	2 Bartholomew Street, Leicester LE2 1FA
3	74-76 Station Road, Desborough, Northants NN14 2RS
4	5 Hobart Street, Leicester LE2 0JS
5	The Jetty, off Meadow Lane, Loughborough LE11 1DX
6	16 Appleton Avenue, Leicester LE4 2GA
7	30-32 Humberstone Road, Leicester LE5 0AR
8	2 Nene Court, Oadby, Leicester LE2 4JF
9	Land adjacent to Bilbrough Service Station, York Road, Bilbrough (A64 Eastbound), North Yorkshire LS24 8EG
10	The Gatehouse, 9 Church Gate, Leicester LE1 3AL
11	11 Sandhurst Close, Leicester LE3 6RD
12	Farndon Service Station, Fosse Road, East Stoke, Newark, Nottingham NG23 5QH
13	13 & 15 Richmond Avenue, Leicester LE2 8AX
14	8 Garden Street, Thurmaston, Leicester LE4 8DS
15	188 East Park Road, Leicester LE5 5FD
16	15-17 Melrose Street, Leicester LE4 6FD



AUCTION VENUE:

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

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

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

No Cash Deposits



RICS
SINCE 1990

Buying at Auctions - Important Notice to Bidders

DO'S AND DON'TS

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

DON'TS AT AUCTIONS

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

PLEASE NOTE THE FOLLOWING:

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

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

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

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



Measurements & Location Plans:

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

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

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

Recommendations

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

Misrepresentation Act 1967

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

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

The Properties Misrepresentations Act 1991

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

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

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

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

Identity Documents:

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

Please find below a list of acceptable forms of identification.

You must provide one document from each list

Identity documents:

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


Evidence of address:

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

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

Legal Documents Online - New Service - Legal Documents Online



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

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

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

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

No Cash Deposits



RESIDENTIAL



Property offered on behalf of
Leicester City Council

Location:

Property located on Melrose Street which runs between Catherine Street and Harrison Road near to Doncaster Road.

Description:

A 3 storey premises previously used as a community centre/offices. The property has full gas central heating.

Accommodation:

Ground Floor:

Reception room, through lounge, kitchen, w.c., store and dance studio.

First Floor:

Library, lounge, kitchen, shower room with w.c., with sauna and shower above the dance studio.

Second Floor:

2 offices.

Outside:

Yard providing off road parking.

Total Area:

2,100 sqft (195.3 sqm) approx.

Note:

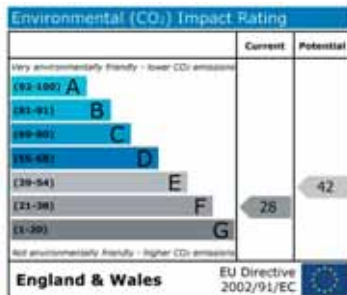
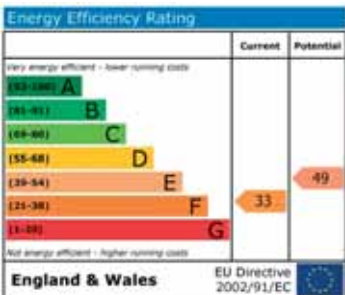
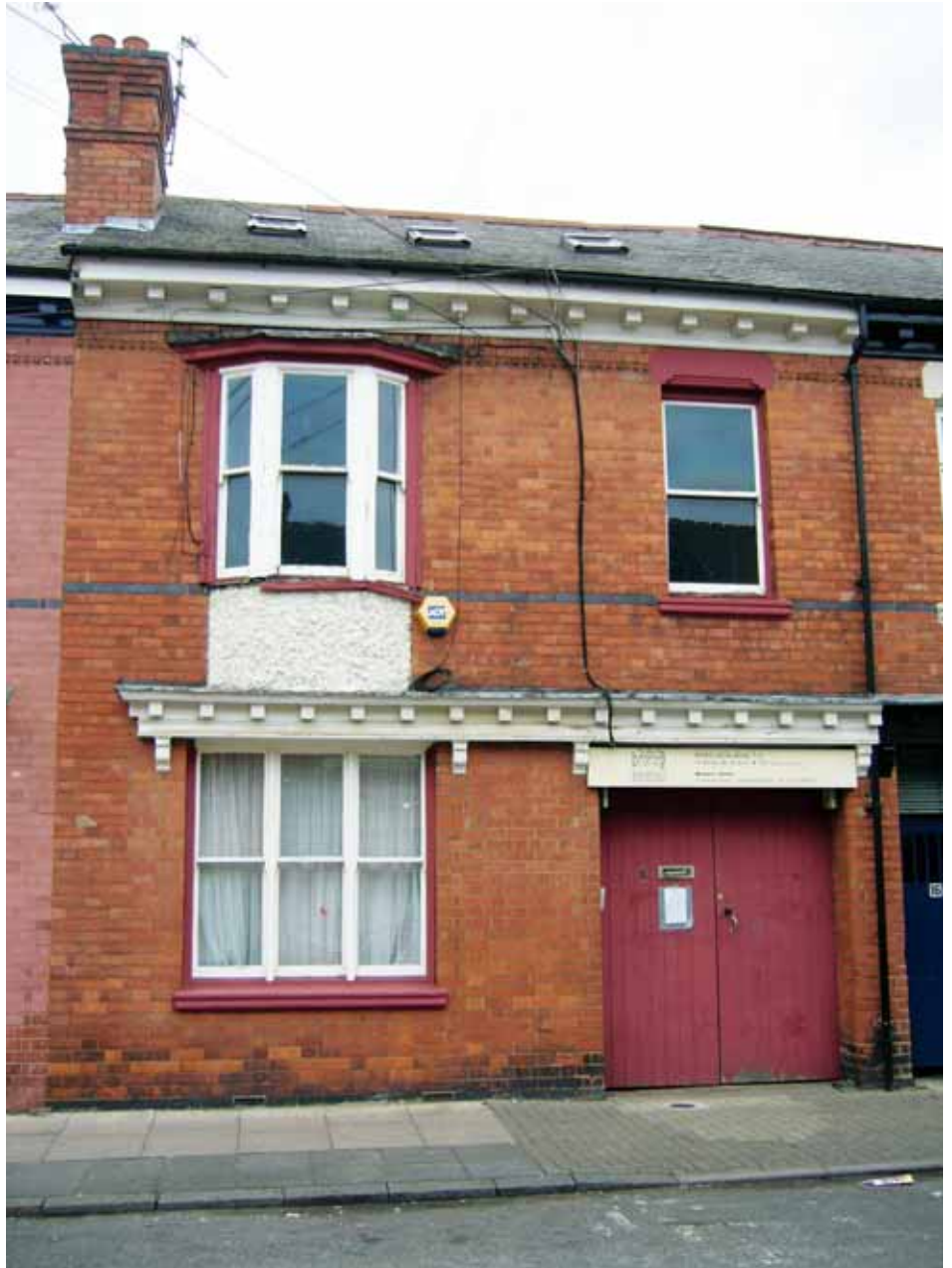
There is a covenant for the property to be used for residential purposes only.

Tenure:

We understand that the property is freehold and 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



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Not to scale-for identification purposes

PRICE GUIDE: £100,000 - £110,000



COMMERCIAL INVESTMENT



Location:

Property located in Highfields off St Stephens Road and near to Evington Road.

Description:

An extended retail premises with first floor accommodation.

Accommodation:

Ground Floor:

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

Total: 459 sqft (42.6 sqm)

First Floor:

2 rooms, bathroom.

Total: 284 sqft (26.3 sqm)

Total Area:

743 sqft (68.9 sqm) approx.

Outside:

Small shared rear yard.

Tenure:

- We understand that the property is a freehold investment.
- We are advised that the tenant is in the process of signing a new 10 year lease with 3 yearly rent reviews at a rental of £7,800 pax.

Solicitors:

Jones & Duffin Solicitors LLP,
142 Narborough Road, Leicester LE3 0BT
Tel: (0116) 222 1573 ~ Ref: I Jones

PRICE GUIDE: £95,000

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

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

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

No Cash Deposits



COMMERCIAL / RESIDENTIAL DEVELOPMENT

Location:

High profile properties located on the corner of main shopping area of Station Road and Gladstone Street.

Description:

Two large corner properties combining to offer a retail unit and residential accommodation of approximately 2,110 sqft (196 sqm). Potential for change of use to Restaurant (Class A3).

Accommodation:

74 Station Road - House:

Ground Floor:

Rear hall, bedroom and bathroom.

First Floor:

Lounge with dining area and kitchen.

Total GIA:

500 sqft (46.42 sqm) approx.

76 Station Road

Former retail shop premises with living accommodation above and two storey barn.

Total GIA:

1,610 sqft (149.62 sqm) approx.

Outside:

Small rear garden and outbuildings.

Planning:

- Potential for change of use to a Restaurant (Class A3), subject to planning permission.
- All enquiries on planning to Kettering Borough Council Planning Department (01536) 410333.

Note:

The properties require complete modernisation.

Tenure:

The properties are freehold and vacant possession will be given upon completion.

Joint Agents:

Simon Karl Limited – (01536) 418100

Solicitors:

Seaton Solicitors,
4 Havelock Street, Desborough,
Northants, NN14 2LU
Tel: (01536) 760379 ~ Ref: M Sinden



visionary illustration only

PRICE GUIDE: £120,000 - £125,000



RESIDENTIAL INVESTMENT

Location:

Property located off Sparkenhoe Street and close to A6 London Road.

Description:

A 3 storey, pallisaded mid-terrace villa previously used as bedsits.

Note:

Property in need of complete modernisation

Tenure:

We understand that the property is part vacant and part investment.

Solicitors:

Bray & Bray, Spa Place,
36-42 Humberstone Road,
Leicester LE5 0AE
Tel: (0116) 254 8871 ~
Ref: C Hodges



Accommodation & Tenancies:

Floor	Bedsit / Room	Accommodation	Tenancy	Rent (£) per 4 weeks exc.	Rent (£) pax.
Ground	1	Bedsit with kitchenette	vacant		
	2	Bedsit	vacant		
	3	Bedsit with kitchenette	vacant		
First	4	Bedsit with kitchenette	vacant		
	5 / 6	Bedsit with separate lounge/ kitchenette	Regulated tenancy, current rental effective from 10.05.06	180.00	2,160.00
	Communal Bathroom & 2 w.c's				
Second (loft)	7	Bedsit	vacant		
Outside		Front and rear garden			
Current Rental Value:					2,160.00

PRICE GUIDE: £100,000 - £110,000

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

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

No Cash Deposits



COMMERCIAL / RESIDENTIAL DEVELOPMENT**Location:**

Property located on the passageway next to Meadow Lane Veterinary Centre, between 69 Meadow Lane and the Box Works Development.

Description:

A 2 storey workshop of brick construction beneath a pitch slated roof. The property is in need of complete modernisation.

Accommodation:**Ground Floor:**

Office, 3 rooms, kitchen, w.c.
907 sqft (84.35 sqm)

First Floor:

3 rooms.
665 sqft (61.84 sqm)

Total GIA:

1,572 sqft (146.19 sqm) approx.

Outside:

Small rear yard.

**Planning:**

- Potential for residential development subject to planning permission.
- There is an illustrative scheme for conversion of the property into two self contained flats. This would be subject to obtaining the necessary planning permission.
- All enquiries regarding planning should be made to Charnwood Borough Council Planning Department (01509) 634737.

Tenure:


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

Solicitors:

Phillip J Hammond & Sons,
47 Friar Lane, Leicester LE1 5QX
Tel: (0116) 251 7171 ~
Ref: R Sculthorpe

PRICE GUIDE: £45,000 - £50,000

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



RESIDENTIAL



Location:

Property located near to Red Hill Circle and off Cashmore View.

Description:

A 3 bedroom semi-detached house with gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, lounge, dining room, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with potential for off road parking, rear garden with coal house, w.c. and store.

Note:

In need of some modernisation.

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: K Gladwin

PRICE GUIDE: £70,000 - £75,000

PROXY / TELEPHONE BIDDING

Can't attend the Auction



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

Proxy Bidding

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

Telephone Bidding

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

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

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

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

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

No Cash Deposits



COMMERCIAL

Location:

Property located on the corner of Humberstone Road and Clyde Street in the centre of Leicester.

Description:

A 4 storey corner property, originally part of a larger property, with planning permission for Restaurant (Class A3).

Accommodation:

Basement:

Storage.

Ground Floor:

Sales area, room, 3 stores.

First Floor:

Sales area. 3 rooms, kitchen, w.c.

Second Floor:

4 rooms.

Attic:

2 stores.

Total Area:

6,159 sqft (572.78 sqm) approx.

Outside:

Rear yard with 2 car parking spaces.

Planning:

- Planning permission has been granted for change of use from Retail (Class A1) to Restaurant (Class A3) for the ground and first floors with storage above.
- Planning Application No. 20100905 dated 28.09.10 together with the plans are available for inspection.
- There is an illustrative scheme to convert the upper floors to residential. This would be subject to obtaining the necessary 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.

Joint Agents:

Lambert Smith Hampton

Solicitors:

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



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PRICE GUIDE: £200,000 - £225,000



LOT 8

2 Nene Court, Oadby, Leicester LE2 4JF

RESIDENTIAL

**Location:**

Property located in Oadby off Nene Drive which is off Severn Road.

Description:

A 3 bedroom town house with gas central heating.

Accommodation:**Ground Floor:**

Hallway, lounge, open plan dining kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front and rear gardens, garage to rear.

Note:

Property in need of some modernisation.

Tenure:

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

Solicitors:

John M Lewis & Co.,
92 St Peters Street, Derby DE1 1SR
Tel: (01332) 292204 ~ Ref: L Knott

PRICE GUIDE: £105,000

LOT 9

Land adjacent to Bilbrough Service Station, York Road, Bilbrough (A64 Eastbound), North Yorkshire LS24 8EG

COMMERCIAL DEVELOPMENT / LAND



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Location:

Bilbrough is a small village situated on the A64 dual carriageway between Leeds and York approximately 7 miles from the A1. The site is located on the north side of A64.

Description:

A cleared, 'L' shaped site extending to approximately 4,186 sqyds (0.86 acres), adjacent to the Little Chef, Travel Lodge and Total Service Station.

Accommodation:

Site Area:
4,186 sqyds (0.86 acres) approx.

Planning:

- Potential for development subject to the necessary approvals.
- All enquiries regarding planning should be made to Selby District Council Planning Department (01757) 705101.

Tenure:

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

Solicitors:

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

PRICE GUIDE: £20,000 - £25,000

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:

Property located in the city centre, adjacent to the Clock Tower and opposite Highcross Shopping Centre. Previously used as a public house with residential accommodation above.

Description:

A substantial 5 storey building of approximately 7,593 sqft (706.15 sqm).

Accommodation:

Basement:

3 large stores.
800 sqft (74.4 sqm)

Ground Floor:

Central bar, pool area, kitchen, w.c.'s.
2,049 sqft (190.6 sqm)

First Floor:

4 rooms, kitchen, bathroom, w.c.
1,568 sqft (145.7 sqm)

Second Floor:

5 rooms.
1,588 sqft (147.7 sqm)

Third Floor:

5 rooms.
1,588 sqft (147.7 sqm)

Total GIA:

7,593 sqft (706.1 sqm) approx.

Outside:

Small rear yard.

Planning:

- Planning permission has been granted for alteration to the front elevation.
- Planning Application No. 20100179 dated 02.03.10 together with the plans are available for inspection.
- Potential for conversion to flats subject to obtaining the necessary planning permissions.
- 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



PRICE GUIDE: £395,000 PLUS VAT



RESIDENTIAL



Location:

Property located off Sandhurst Road which is off Glenfield Road.

Description:

A 2 bedroom semi detached property in need of complete modernisation.

Accommodation:

Ground Floor:

Entrance hall, through lounge, kitchen.

First Floor:

2 bedrooms, bathroom with w.c.

Outside:

Front and rear garden with garage.

Note:

Property in need of complete modernisation.

Tenure:

We understand that the property 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

PRICE GUIDE: £60,000 - £65,000

ALL TYPES OF PROPERTIES REQUIRED:

- Residential Investments
- Commercial Investments
- Vacant Properties
- Land
- Agricultural

Call us for a free, no obligation, Auction appraisal

**Entries taken for our next Auction
20 April 2011**

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 INVESTMENT / DEVELOPMENT**Location:**

Property located on the busy A46 Fosse Road, approximately 10 miles from Newark and 15 miles from Nottingham.

Description:

A former petrol filling station with retail unit.

Accommodation:**Retail Unit:**

863 sqft (80.3 sqm) approx.

Forecourt**Total Site Area:**

1,533 sqyds (0.32 acres) approx.

Planning:

- The site was previously used as a petrol filling station and is currently being used as a car wash.
- Potential for residential development subject to planning permission.
- All enquiries regarding planning should be made to Newark Sherwood District Council (01636) 650000.

Tenure:

- We understand that the property is freehold subject to existing lease.
- The site is let currently let as a car wash from 26.11.10 – 21.09.13 at a rent of £15,000 pax plus VAT on an FRI basis.

Solicitors:

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



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PRICE GUIDE: £150,000 - £175,000 PLUS VAT



RESIDENTIAL INVESTMENT



scaffolding erected for installation of UPVC double glazing



rear elevation

Location:

Properties located off Aylestone Road.

Description:

A pair of adjoining 3 storey, pallisaded villas converted into 6 one bedroom self contained flats with separate lounge, kitchen, bedroom and bathroom. The property benefits from UPVC double glazing, fire alarm system, emergency lighting, intercom system and electric storage heating.

Note:

- Flat 1, 13 Richmond Avenue) *currently*
- Flat 3, 15 Richmond Avenue) *vacant*
- Estimated rental value for each flat £5,340 pax.

Tenure:

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

Solicitors:

Johar & Co, Beckville House,
66 London Road, Leicester LE2 0QD
Tel: (0116) 254 3345 ~ Ref: D Johar

Accommodation & Tenancies:

Property	Flat	Floor	Tenancy	Rent (£) per month	Rent (£) pax.
13	1	Ground	vacant		estimated rental 5,340.00
	2	First	12 months tenancy from 13.07.10	437.50	5,250.00
	3	Second	12 months tenancy from 30.05.10	400.00	4,800.00
15	1	Ground	12 months tenancy from 26.03.08	375.00	4,500.00
	2	First	vacant		estimated rental 5,340.00
	3	Second	12 months tenancy from 22.08.10	335.00	4,020.00
Outside	Car parking for approx. 4 cars				
Current Rental Value:				1,547.50	18,570.00
Estimated Rental Value:					29,250.00

PRICE GUIDE: £350,000 - £360,000

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



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20 APRIL 2011



RESIDENTIAL

 Property offered on behalf of Leicestershire County Council

Location:

Property located off Hadrian Road, which is off Melton Road, Thurmaston.

Description:

A detached property with full gas central heating. Previously used as offices.

Accommodation:

Ground Floor:

Entrance hall, 3 rooms, kitchen, w.c., store.

First Floor:

3 rooms, 2 w.c.'s.

Total GIA:

1,435 sqft (133.29 sqm) approx.

Outside:

Front, rear and side gardens, store (previously a garage).

Total Site Area:

678 sqyds (0.14 acres) approx.

Planning:

- The property was previously used as offices, this use was personal to Leicestershire County Council.
- Potential for residential use subject to planning permission.
- We have been advised by Charnwood Borough Council that they cannot foresee any problems with an application for the residential use of the building. However, these views cannot prejudice the formal decision of the Council should an application be submitted.
- All enquiries regarding planning should be made to Charnwood Borough Council Planning Department (01509) 634737.

Note:

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

Tenure:

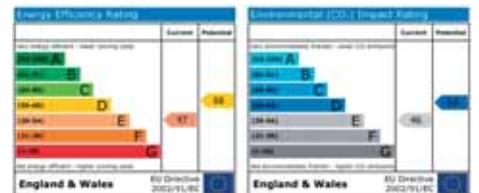
We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

The County Solicitor,
Legal Services, Leicestershire County Council,
County Hall, Glenfield, Leicester LE3 8RA
Tel: (0116) 305 6045 ~ Ref: L Hayden



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PRICE GUIDE: £150,000 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



COMMERCIAL / RESIDENTIAL

Location:

Property located on East Park Road near to the junction of St Saviours Road and opposite Spinney Hill Police Station.

Description:

A large 3 storey retail premises with a 3 bedroom self contained flat above with separate access from the side passageway. Property in need of complete modernisation.

Accommodation:

Retail Unit:

Ground Floor:

1,143 sqft (212.59 sqm) approx.

Self Contained Flat – with separate access from side passageway:

First Floor:

Lounge, kitchen, bedroom, bathroom, separate w.c.

Second Floor:

2 bedrooms.

Outside:

Small yard.

Planning:

- Planning permission has been granted for a new shop front to the retail unit, fence at first floor level at rear, dormer window at rear of self contained flat.
- Planning Application No. 20091594 dated 23.12.09 together with the plans are available for inspection.

Note:

- Property requires complete modernisation.
- The sale will be subject to the purchaser paying the seller's legal and auctioneers fees of £2,500 plus VAT.

Tenure:

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

Solicitors:

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



PRICE GUIDE: £100,000 - £110,000



RESIDENTIAL



Property offered on behalf of
Leicester City Council

Location:

Property located on Melrose Street which runs between Catherine Street and Harrison Road near to Doncaster Road.

Description:

A 2 storey premises previously used as offices with a single storey nursery to the rear. The property has full gas central heating.

Accommodation:

Ground Floor:

3 offices, kitchen, w.c.

First Floor:

3 offices, kitchen, bathroom.

Nursery:

645 sqft (60 sqm) approx.

Total Area:

2,350 sqft (220 sqm) approx.

Outside:

Garden providing off road parking, 2 stores and an additional area of land of approximately 2,000 sqft behind the gardens of number 19-25 Melrose Street.

Planning:

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

Note:

There is a covenant for the property to be used for residential purposes only.

Tenure:

We understand that the property is freehold and 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



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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Possible	Current	Possible

PRICE GUIDE: £115,000 - £120,000

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

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

No Cash Deposits



MEMORANDUM OF AGREEMENT OF SALE SHONKI BROTHERS LTD - AUCTIONS

LOT NUMBER

Agreement Date: :

Seller: :

: of

:

Buyer: :

: of

:

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

:

:

Completion Date :

Purchase Price : £

plus VAT (if applicable)

Buyer's Premium : £

(to be paid to Shonki Brothers Ltd)

Special Clearance : £

Searches etc : £

Balance : £

Less Deposit etc Paid : £

Balance Due : £

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

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

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

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

Signed Signed p.p. Seller

Signed Signed p.p. Buyer

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



Money Laundering Regulations 2007

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

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

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

The following documents must be presented in all cases.

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

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

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

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

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

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

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RICS
SINCE 1990

AUCTION VENUE

Directions to Leicester Racecourse



Leicester Racecourse
Leicester Road
Oadby
Leicester
LE2 4AL

Tel: 0116 271 6515

Directions:

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

From M1/M69

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

KAL SANGRA

SHONKI ■ BROTHERS

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

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