
KAL SANGRA

SHONKI ■ BROTHERS



AUCTION

Wednesday 19 June 2013
at 5.00pm

Leicester Racecourse
Oadby, Leicester LE2 4AL



Auction: Wednesday 19 June 2013



Welcome to our June Auction – In our April auction sale we saw an 80% success rate, it always gives me pleasure to start on a positive note. The good news does not stop there, as since our last auction the UK property market has seen in April what is likely to have been one of the strongest months for transactions since 2008. This has mainly been due to increased access to funding for buyers. Lending figures across the UK have shown an increase of 4%, a sizeable increase in the amount banks are lending to people looking to buy homes. Indicating that the Government initiatives to revive mortgage borrowing and the housing market are making a marked impact.

The number of first-time buyers also rose by 20%, again this has been facilitated by the various Government schemes designed to make it easier for people to borrow. The stamp duty concession for first-time buyers is still available for some time so sales are likely to continue.

The signs are all pointing in the right direction that the UK property market is more than likely to go from strength to strength, even if the increase remains on a steadier level than expected. Spring tends to be the time when more buyers come out to look at homes so we can expect further increase.

I say this every time, interest rates remain low making buying property still the most attractive way of investing in the current economic climate. We feel this catalogue offers a variety of lots that are very competitively priced and suitable for all pockets and 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 Wednesday 18 September 2013, 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 19 June 2013.

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

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% (minimum £1,000) 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 presented the following day 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 19 June 2013



Order of Sale

LOT	PROPERTY ADDRESS
1	14 Wheatland Road, Leicester LE4 2NH
2	6 Hobson Road, Leicester LE4 2AQ
3	23 East Park Road, Leicester LE3 5HN
4	Flat 1, 14 Glenfield Road, Leicester LE3 6AP
5	5 Sunnyfield Close, Evington, Leicester LE5 6SP
6	Flat 1, Ground Floor, 22 Highfield Street, Leicester LE2 1AB
7	97 Barkby Road, Leicester LE4 9LG
8	Flat 1, Highfield Court, Rossendale Road, Earl Shilton, Leicester LE9 7NS
9	81 Stamford Street, Ratby, Leicester LE6 0JT
10	142D Beaumanor Road, Leicester LE4 5QB
11	2 Greedon Rise, Sileby, Leicestershire LE12 7TF
12	71 Paget Road, Leicester LE3 5HN
13	Flat 2, 13 Glenfield Road, Leicester LE3 6AP
14	Land adjacent to 1 Livia Close, Hinckley, Leicestershire
15	Former Prince of Wales Public House, 813-815 Melton Road, Thurmaston, Leicester LE4 8EE
16	Flat 2, Highfield Court, Rossendale Road, Earl Shilton, Leicester LE9 7NS
17	3 Sunnyfield Close, Leicester LE5 6SP
18	Flats 1-6, 102 Druid Street, Hinckley, Leicestershire LE10 1QQ
19	Shenton House, 15-23 Leicester Road, Loughborough Leicester LE11 2AE
20	Flat 2, First & Second Floor, 7 Sweetbriar Road, Leicester LE3 1AP
21	64 Keightley Road, Leicester LE3 9LJ
22	Coffee Republic, 20-22 Granby Street, Leicester LE1 1DE
23	81 Ethel Road, Leicester LE5 5ND



AUCTION VENUE:

Leicester Racecourse, 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 £450.00 (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 and photographs 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 £450.00 (inc. VAT) upon exchange of contracts.
14. 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 telephone or contact SHONKI BROTHERS LTD to discuss viewing arrangements, prior to making the journey. There will be no viewings between exchange of contracts and completion.
15. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.

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 the bidding paddle provided during registration.



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.

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

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 identity and residential address.

Please find below a list of acceptable forms of identification. You must provide one document from each list

Identity documents:

- Valid passport
- Valid photo driving licence (not provisional)
- Armed forces ID card
- Firearms or shotgun certificate
- EU member state identity card
- Residence permit issued by the Home Office together with own country's passport
- State pension book/state benefit book, (in which case the second document must have your full name and residential address or full name and date of birth)

Evidence of address:

- Valid (old style) driving licence (not provisional)
- Local Authority tax bill (current year)
- Original bank statement/utility bill/credit union statement (not printed off the internet and dated within last 3 months)
- Most recent original mortgage statement from UK lender
- Inland revenue (HMRC) self assessment statement, tax demand, notification of PAYE coding, tax credit notification
- State pension/benefit documentation

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



Legal Documents

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

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

Can't attend the Auction?

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



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LOT 1**14 Wheatland Road, Leicester LE4 2NH****RESIDENTIAL****Location:**

The property is located off Belgrave Boulevard, near to Mowmacre Tenants Residents Association and the Wheatland Road shops.

Description:

A 3 bedroom end terrace property which has been partially renovated. The property requires modernisation.

Accommodation:**Ground Floor:**

Lounge, kitchen/diner.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with off road parking, rear garden with store and wc.

Note:

Property is in need of modernisation.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £55,000 - £60,000**LOT 2****6 Hobson Road, Leicester LE4 2AQ****RESIDENTIAL****Location:**

The property is located off A6 Abbey Lane, near to the junction of Thurcaston Road.

Description:

A 3 bedroom semi-detached property with full gas central heating and uPVC double glazing. The property requires some modernisation.

Accommodation:**Ground Floor:**

Lounge, reception room, small kitchen, and bathroom.

First Floor:

3 bedrooms.

Outside:

Rear garden.

Note:

Property is in need of some modernisation.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £70,000 - £75,000

LOT 3

23 East Park Road, Leicester LE3 5HN

COMMERCIAL LAND



Location:

The site is located in North Evington and is between Leicester Street and Green Lane Road.

Description:

A cleared level L shaped site of approximately 4,240 sqft (394 sqm). The site has frontage to East Park Road and is suitable for development subject to planning permission.

Planning:

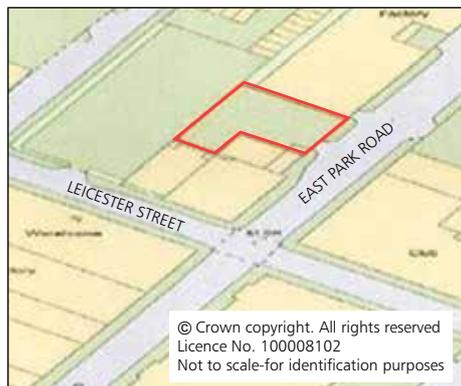
- The site is suitable for a variety of uses, subject to planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

Tenure:

Freehold, vacant possession will be given upon completion.

Solicitors:

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



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GUIDE PRICE: £150,000 - £160,000

LOT 4

Flat 1, 14 Glenfield Road, Leicester LE3 6AP

RESIDENTIAL INVESTMENT



Location:

The property is located on the corner of Merton Avenue and Glenfield Road near to the junction of Fosse Road Central.

Description:

A one bedroom ground floor self-contained flat in a large 3 storey block of flats. The flat has electric heating and uPVC double glazing.

Accommodation:

Ground Floor:

Lounge, kitchen, bedroom, bathroom.

Tenure:

- Leasehold. 125 years from 21.09.90
- Ground Rent: £100 pa
- Service Charge: £602 pa

- 6 months Assured Shorthold Tenancy from 22.02.12 at a rent of £370 pcm (£4,440 pa) exc.

Energy Performance Certificate:

EPC Rating 56 Band E

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

G S Solicitors, 23 Station Road,
Hinckley, Leicestershire LE10 1AW
Tel: (01455) 623662 ~ Ref: C Skelton

GUIDE PRICE: £55,000 - £60,000

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 £450.00 (inc. VAT)

No Cash Deposits

LOT 5

5 Sunnyfield Close, Evington, Leicester LE5 6SP

RESIDENTIAL INVESTMENT



Location:

The property is located in a cul-de-sac in Evington off Davenport Road which is off Spencefield Lane.

Description:

A one bedroom detached bungalow with full gas central heating and UPVC double glazing.



Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, bedroom, bathroom, store.

Outside:

Front and rear gardens.

Tenure:

- Freehold subject to existing tenancy.
- 6 months Assured Shorthold Tenancy from 01.04.13 at a rent of £500 pcm (£6,000 pa) exc.

Energy Performance Certificate:

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £140,000 - £150,000

LOT 6

Flat 1, Ground Floor, 22 Highfield Street, Leicester LE2 1AB

RESIDENTIAL INVESTMENT



Photograph of whole block

Location:

The property is located on the corner of Highfield Street and Gotham Street just off A6 London Road.

Description:

A ground floor one bedroom self-contained flat within a block of 4 flats.

Accommodation:

Ground Floor:

Lounge/kitchen, bedroom, bathroom.

Outside:

Car parking space.

Tenure:

- Leasehold. 99 years from 22.11.91
- Ground Rent: £50 pa
- Service Charge: TBA
- The flat is let on an Assured Shorthold Tenancy until 01.02.14 at a rent of £360 pcm (£4,320 pa) exc.

Energy Performance Certificate:

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £45,000 - £50,000



PLEASE NOTE!

YOU WILL BE UNABLE TO BID WITHOUT
PROOF OF IDENTITY & ADDRESS

COMMERCIAL

Location:

The unit is located on the Barkby Road Industrial Estate, on the corner of Barkby Road and St Ives Road.

Description:

A large mostly single storey detached brick built industrial unit with first floor offices and storage areas. Externally there are loading areas and car parking to the side of the unit on St Ives Road.

Accommodation:

Ground Floor - offices & production:

37,800 sqft (3,511.7 sqm)

First Floor - offices:

5,480 sqft (509.1 sqm)

Mezzanine - offices/storage:

1,571 sqft (145.9 sqm)

Total GIA:

44,851 sqft (4,166.7 sqm) approx.

Outside:

Loading areas from both Barkby Road and St Ives Road, parking to the side of the unit.

Note:

- The unit is suitable for sub division into two separate units.
- In need of complete modernisation.

Tenure:

Freehold.

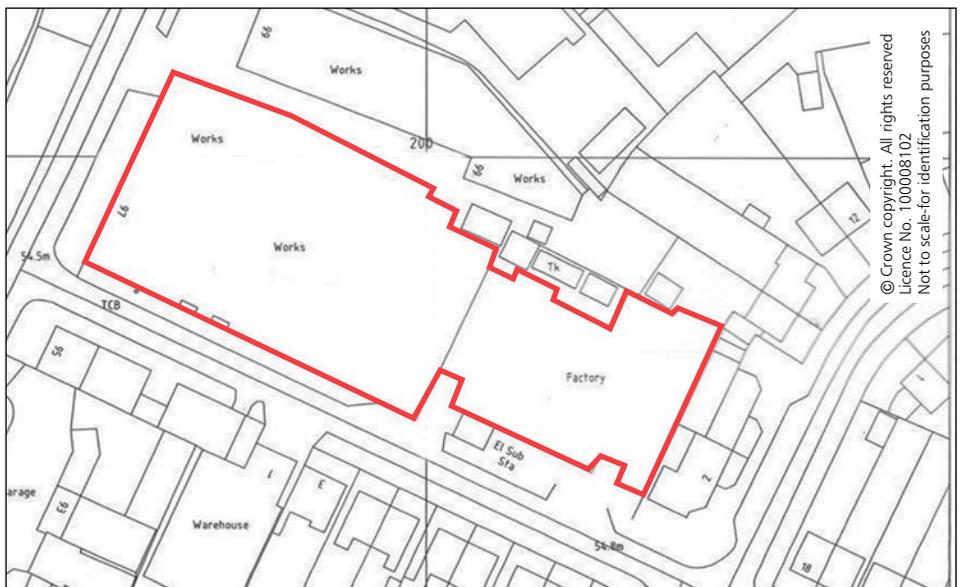
Energy Performance Certificate:

EPC Rating 162 Band G

A copy of the EPCs will be available at www.shonkibrothers.com

Solicitors:

Rich and Carr, Assurance House,
24 Rutland Street, Leicester LE1 9GX
Tel: (0116) 242 6030 ~ Ref: M Tildesley



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GUIDE PRICE: £550,000 - £575,000

PREVIOUSLY MARKETED FOR £800,000

Can't attend the Auction?

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



RESIDENTIAL INVESTMENT



Photograph of whole block

Location:

The property is located in Earl Shilton off Hinckley Road at the bottom end of Rossendale Road.

Description:

A one bedroom ground floor self-contained flat in a block of apartments. The flat has full gas central heating and uPVC double glazing.

Accommodation:

Ground Floor:

Lounge/kitchen, bedroom, bathroom.

Outside:

Bin store, car parking.

Tenure:

- Leasehold. 999 years from 01.09.2000
- Ground Rent: £100 pa
- Service Charge: £570 pa
- 6 months Assured Shorthold Tenancy from 01.03.13 at a rent of £350 pcm (£4,200 pa) exc.

Energy Performance Certificate:

EPC Rating 77 Band C
A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

G S Solicitors, 23 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: (01455) 623662 ~ Ref: C Skelton

GUIDE PRICE: £55,000 - £60,000

PROOF OF IDENTITY

Please note that any person buying or bidding at our Auction **MUST** produce documentation to confirm their identity 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



RESIDENTIAL

Location:

The property is located off Main Street near to Stamford Close.

Description:

A large 4 bedroom detached property with a large rear garden suitable for development. The property has full gas central heating and is partially uPVC double glazed.

The property was previously used as part commercial and has B1 office use. Currently the property is used purely as residential.

Accommodation:

Ground Floor:

Lounge, reception room, office, kitchen, utility room, with w.c off.

First Floor:

4 bedrooms, bathroom.

Outside:

Large garden.

Planning:

- The property is residential but was previously used as part commercial having B1 office use.
- The whole site has potential for development into 6 dwellings subject to planning permission.
- All enquiries regarding planning should be made to Hinckley and Bosworth Borough Council Planning Department (01455) 238141.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 53 Band E

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

Premier Property Lawyers, Frances Way, Grove Park, Enderby, Leicester LE19 1SH
Tel: 0845 234 0240 ~ Ref: D Nicholson



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GUIDE PRICE: £185,000 - £190,000

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 £450.00 (inc. VAT)

No Cash Deposits



LOT 10

142D Beaumanor Road, Leicester LE4 5QB

RESIDENTIAL INVESTMENT**Location:**

The property is located off Abbey Lane, near to the Leicester Space Centre.

Description:

A one bedroom first floor self-contained flat. The flat has full gas central heating and uPVC double glazing.

Accommodation:**First Floor:**

Lounge, kitchen, bedroom, bathroom.

Outside:

Communal yard.

Tenure:

- Leasehold. 125 years from 29.09.82
- Ground Rent: £75 pa
- Service Charge: £228.23 pa
- 6 months Assured Shorthold Tenancy from 19.06.09 at a rent of £320 pcm (£3,840 pa) exc.

Energy Performance Certificate:

EPC Rating 37 Band F

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

G S Solicitors, 23 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: (01455) 623662 ~ Ref: C Skelton

GUIDE PRICE: £50,000 - £55,000**LOT 11**

2 Greedon Rise, Sileby, Leicestershire LE12 7TF

COMMERCIAL**Location:**

The properties are located in Sileby, on Greedon Rise which is off Holmeffield Road.

Description:

Two single storey units with car parking. The units are currently used for packaging/distribution and benefit from electric and water services.

Accommodation:**Unit 1 - offices, stores, w.c:**

844 sqft (78.5sqm) approx.

Unit 2 - stores, w.c:

200 sqft (18.6sqm) approx.

Outside:

Front forecourt and side car parking for approximately 4 cars.

Note:

- The units were previously used as a hairdressing salon and retail unit.

- There is potential to develop the car park area subject to planning permission.
- All enquiries regarding planning should be made to Charnwood Borough Council Planning Department (01509) 634831.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

Unit 1: EPC Rating 51 Band C

Unit 2: EPC Rating 72 Band D

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

Salusburys Harding & Barnett, 14 New Street, Leicester LE1 5NE
Tel: (0116) 262 6052 ~ Ref: J Hunt

GUIDE PRICE: £65,000 - £70,000**PLEASE NOTE!**

YOU WILL BE UNABLE TO BID WITHOUT
PROOF OF IDENTITY & ADDRESS

COMMERCIAL LAND**Location:**

The site is located off Tudor Road and near to Fosse Road Central.

Description:

A level site of approximately 1,167 sqyds (0.24 acres), the site has double gated vehicular access.

Planning:

- The site has planning permission for the development of a single and two storey industrial unit of approximately 7,200 sqft (669 sqm) with car parking.
- Planning Permission 20121126 dated 15.01.13 is available for inspection.
- Potential for alternative uses subject to planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

Tenure:

- Freehold, subject to rental agreement.
- The land is let for a term of 2 years from 01.07.12 at £500 pcm (£6,000 pa).

Solicitors:

Davies & Co, 3 Victoria Mews,
De Montfort Place, Leicester LE1 7GZ
Tel: (0116) 285 4774 285 ~ Ref: J Tebbett



GUIDE PRICE: £140,000 - £150,000

Can't attend the Auction?

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

LOT 13**Flat 2, 13 Glenfield Road, Leicester LE3 6AP****RESIDENTIAL INVESTMENT****Location:**

The property is located on Glenfield Road near to the junction of Fosse Road Central.

Description:

A one bedroom first floor self-contained flat in a large 3 storey palisaded villa. The flat has electric heating.

Accommodation:**First Floor:**

Lounge/kitchen, bedroom, bathroom.

Tenure:

- Leasehold. 125 years from 09.11.90
- Ground Rent: £50 pa
- Service Charge: £563.13 pa
- 6 months Assured Shorthold Tenancy from 31.08.12 at a rent of £335 pcm (£4,200 pa) exc.

Energy Performance Certificate:

EPC Rating 67 Band D
A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

G S Solicitors, 23 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: (01455) 623662 ~ Ref: C Skelton

GUIDE PRICE: £55,000 - £60,000**LOT 14****Land adjacent to 1 Livia Close, Hinckley, Leicestershire LE10 0FA****LAND****Location:**

The site is located off Florian Way on Livia Close opposite Hadrian Close.

Description:

A level corner site of approximately 431 sqm (515 sqyds).

Planning:

- Potential for alternative uses subject to planning permission.
- All enquiries regarding planning should be made to Hinckley and Bosworth Council Planning Department (01455) 238141

Note:

- We understand that VAT will be payable on the purchase price.
- A Development Uplift Clause will be included within the contract entitling the seller to recover 30% of any increase in the value of the site for a 20 year period.
- The buyer will pay the sellers legal and auctioneers costs.

Tenure:

Freehold.

Solicitors:

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

GUIDE PRICE: £5,000 plus VAT

LOT 15

Former Prince of Wales Public House,
813-815 Melton Road, Thurmaston, Leicester LE4 8EE

RESIDENTIAL DEVELOPMENT



Location:

The property is located in the village of Thurmaston, opposite Wharf Street.

Description:

A former public house with flat above and land to the side. The site has planning permission for development.

Accommodation:

Ground Floor:

Bar, lounge area, w.c's.

First Floor:

5 rooms, bathroom.

Outside:

Rear garden.

Planning:

- Planning permission has been granted for the erection of 2 semi-detached, two and a half storey houses with 4 bedrooms and 2 bathrooms, and conversion of the public house to a detached 4 bedroom house.
- Planning Permission P/12/1549/2 dated 30.08.12 is available for inspection.
- All enquiries regarding planning should be made to Charnwood Borough Council Planning Department (01509) 634831.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 67 Band D
A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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



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PROPOSED EAST ELEVATION

The property is to be offered as one lot. If it does not sell then it will be offered as 2 separate lots as follows:

Lot A: Public House

Guide Price: £175,000 - £185,000

Lot B: Land

Guide Price: £75,000 - £80,000

GUIDE PRICE: £240,000 - £250,000

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 £450.00 (inc. VAT)

No Cash Deposits



LOT 16

Flat 2, Highfield Court, Rossendale Road, Earl Shilton, Leicester LE9 7NS

RESIDENTIAL INVESTMENT



Photograph of whole block

Location:

The property is located in Earl Shilton off Hinckley Road at the bottom end of Rossendale Road.

Description:

A one bedroom first floor self-contained flat in a block of apartments. The flat has full gas central heating and uPVC double glazing.

Accommodation:

First Floor:

Lounge/kitchen, bedroom, bathroom.

Outside:

Bin store, car parking.

Tenure:

- Leasehold. 999 years from 01.09 2000
- Ground Rent: £100 pa
- Service Charge: £570 pa
- 12 months Assured Shorthold Tenancy from 22.02.13 at a rent of £385 pcm (£4,620 pa) exc.

Energy Performance Certificate:

EPC Rating 75 Band C

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

G S Solicitors, 23 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: (01455) 623662 ~ Ref: C Skelton

GUIDE PRICE: £55,000 - £60,000

LOT 17

3 Sunnyfield Close, Evington, Leicester LE5 6SP

RESIDENTIAL



Location:

The property is located in a cul-de-sac in Evington off Davenport Road which is off Spencefield Lane.

Description:

A 2 bedroom detached bungalow with a large rear garden, full gas central heating and UPVC double glazing.

Accommodation:

Ground Floor:

Entrance hall, L shaped lounge, kitchen, 2 bedrooms, bathroom, conservatory.

Outside:

Large front and rear gardens, garage.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £165,000 - £170,000



PLEASE NOTE!

YOU WILL BE UNABLE TO BID WITHOUT
PROOF OF IDENTITY & ADDRESS

RESIDENTIAL INVESTMENT



Location:

The property is located in Hinckley on the corner of Derby Road which is just off Ashby Road.

Description:

A large corner property converted into 6 bedsits with full gas central heating. The property has a HMO Licence.

Accommodation:

Communal lounge, communal kitchen, 6 bedrooms, 2 shower rooms.

Outside:

Small yard area.

Tenure:

Freehold investment, subject to existing tenancies.

Energy Performance Certificate:

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

G S Solicitors, 23 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: (01455) 623662 ~ Ref: C Skelton

Bedsit	Assured Shorthold Tenancy	Rent (£) pcm	Rent (£) pa
1	vacant	-	-
2	6 months from 29.02.08	325	3,900
3	vacant	-	-
4	12 months from 27.09.10	295	3,540
5	6 months from 01.07.11	325	3,900
6	6 months from 15.03.13	380	4,560
Current Rental Income			15,900
Estimated Rental Value			23,900

GUIDE PRICE: £180,000 - £200,000

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.

LOT 19

Shenton House, 15–23 Leicester Road, Loughborough Leicester LE11 2AE

COMMERCIAL INVESTMENT

Location:

The property is located on the corner of Southfields Road and A6 Leicester Road.

Description:

A 3 storey office block converted into office suites benefiting from full gas central heating, fire alarm system and emergency lighting.

Externally there is a yard area leading to a covered car park for approximately 16 vehicles.

Tenure:

Freehold, subject to existing leases.

Energy Performance Certificate:

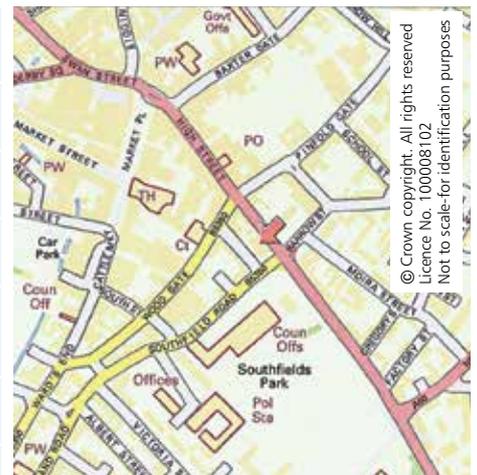
A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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



Floor	Suite	Tenant	Rent (£ pax)	sqft approx.	FRI Lease	Notes
Ground		Secure car parking – 16 spaces				
First		Intraining (ESD) Ltd	37,800	8,670	6 years from 09.09.11	
Second	A	JHP Group Limited	8,500	1,132	5 years from 24.01.13	
	B	Charnwood Arts Council	10,580	1,058	6 years from 28.06.10	12 month break clause on 31.03.14 & 31.03.15
	C	Sevacare UK Ltd	10,000	1,440	6 years from 31.01.13	
Total			66,880	16,500		



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GUIDE PRICE: £725,000 - £750,000 + VAT



LOT 20**Flat 2, First & Second Floor, 7 Sweetbriar Road, Leicester LE3 1AP****RESIDENTIAL INVESTMENT****Location:**

The property is located off Winchester Avenue near to Narborough Road.

Description:

A two bedroom self-contained split level first and second floor flat. The flat has gas central heating and uPVC double glazing.

Accommodation:**First Floor:**

Lounge, kitchen, bedroom, bathroom.

Second Floor:

Bedroom.

Tenure:

- Leasehold. 125 years from 22.06.92
- Ground Rent: Nil
- Service Charge: Nil
- 6 months Assured Shorthold Tenancy from 04.06.08 at a rent of £375 pcm (£4,500 pa) exc.

Energy Performance Certificate:

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

G S Solicitors, 23 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: (01455) 623662 ~ Ref: C Skelton

GUIDE PRICE: £65,000 - £70,000**LOT 21****64 Keightley Road, Leicester LE3 9LJ****RESIDENTIAL****Location:**

The property is located in New Parks off New Parks Boulevard.

Description:

A 3 bedroom semi-detached property in need of complete modernisation and repair.

Accommodation:**Ground Floor:**

Entrance hall, lounge, dining room, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with off road parking, rear garden with outhouse and w.c.

Note:

- Property in need of modernisation/repair.

- This property is subject to a condition to refurbish within 2 years (see "Leicester City Council Private Sector Empty Homes Standard" - available within the legal documents).
- No offers will be accepted on this lot prior to the Auction.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 4 Band G

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

Director of Legal Services,
Leicester City Council, New Walk Centre,
Welford Place, Leicester LE1 6ZG
Tel: (0116) 252 454 1413 ~ Ref: K Sev

GUIDE PRICE: £40,000 - £45,000

Property offered on behalf of
Leicester City Council

Can't attend the Auction?

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



COMMERCIAL INVESTMENT



Location:

The property is located in the city centre on Granby Street.

Description:

A large 3 storey brick built commercial building with a basement comprising ground floor and first floor coffee shop with storage extending to approximately 2,436 sq ft (226.3 sqm).

Accommodation:

Basement:

Storage.

Ground Floor:

Coffee shop

First Floor:

Coffee shop and storage

Second Floor:

Storage

Tenure:

- The property is let to Coffee (Leicester) Limited trading as Coffee Republic on a 10 year lease from 1.11.08 at a rent of £45,000 pax with a 5 year rent review.
- The lease contains a tenant only break option on 1.11.13.
- We understand that the property is freehold, subject to existing lease

Note:

We have been advised the tenants have served notice to terminate the lease at the break date.

Planning:

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

Energy Performance Certificate:

EPC Rating 135 Band F
A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

Freeth Cartwright, Cumberland Court, 80 Mount Street, Nottingham NG1 6HH
Tel: (0115) 936 9369 ~ Ref: J Smart

GUIDE PRICE: £270,000 - £280,000



RESIDENTIAL**Location:**

The property is located in Evington opposite Crown Hills Community College.

Description:

A large extended semi-detached property with 3 bedrooms and full gas central heating and secondary double glazing.

Accommodation:**Ground Floor:**

Entrance hall, through lounge, dining room, kitchen, conservatory, store, w.c.

First Floor:

3 bedrooms, bathroom.

Outside:

Front and large rear gardens, garage.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 53 Band E

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

**GUIDE PRICE: £160,000 - £165,000****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)

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 confirms the identity of its clients and buyers.

In order to comply with these regulations, all buyers must **always** provide Shonki Brothers' Ltd auction team with the following documents: A photocopy will be taken as part of the auction control process.

PROOF OF IDENTITY & PROOF OF CURRENT RESIDENTIAL ADDRESS:

IDENTITY DOCUMENTS:

- Valid photo card driving licence
- Valid passport
- Armed forces ID card
- Firearms or shotgun certificate
- EU member state identity card
- Residence permit issued by the Home Office together with own country's passport
- A government issued document (without a photograph) if it has your full name AND SUPPORTED BY a document having full name and date of birth or full name and residential address.

EVIDENCE OF ADDRESS:

- Recent local council tax bill
- Current full driving licence (if not used for identity)
- State pension benefit documentation
- Most recent original mortgage statement from a recognised lender
- Local council or housing association rent card or tenancy agreement
- Record of any home visit made (to main residence)
- Inland revenue self-assessment statement, tax demand, notification of PAYE coding, tax credit notification

IN THE CASE OF A LIMITED COMPANY YOU MUST PROVIDE:

- A corporation certificate
- VAT certificate
- Evidence of Directors identity and address as mentioned
- A letter of authority from the company will also be required and customer due diligence on the beneficial owner, that is the person or persons controlling the business.

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.
- If a bidder is acting on behalf of a company, the above documents will still be required along with written authority from the company.

PLEASE NOTE THAT ONLY THE ABOVE DOCUMENTS WILL BE ACCEPTED AT THE AUCTION VENUE

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- Environmental Liability Insurance

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5 Western Boulevard
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Switchboard: 0116 254 6221
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Email: enquiries@theovalgroup.com

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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 £450.00 (inc. VAT)

No Cash Deposits



RICS
SINCE 1990

AUCTION VENUE

Directions to Leicester Racecourse



Leicester Racecourse
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

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Tel: 0116 254 3373 Fax: 0116 285 4491

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