

**LATE ENTRY: 22 LOTS FOR SALE**

# Kal Sangra

SHONKI BROTHERS



**Wednesday 25 September 2019 at 6.00pm**



Mercure Leicester The Grand Hotel,  
Granby Street, Leicester LE1 6ES



**LOT  
A**

**Curzon Works, Curzon Street, Leicester LE1 2HH**

**GUIDE PRICE: £2m - £2.1m PLUS VAT**



## COMMERCIAL INVESTMENT

### Location:

The property is located off Dysart Way and has frontages on Curzon Street, Birstall Street and Syston Street East.

### Description:

A substantial 4 storey industrial property with basement totalling approximately 55,000 sqft and parking for approximately 20-25 vehicles. The property is split into 10 units plus tyre garage. Each unit has separate gas and electric services.

### Tenure:

Freehold, subject to existing leases/licences.

### Energy Performance Certificate:

Pending.

### Solicitors:

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



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### Accommodation & Leases:

Floor	Unit	Use	Term	Rent £ pax
Basement		Kitchen & Plumbing	3 years from 01.02.19	18,000
Ground	1	On-Line Business	3 years from 01.02.19	12,000
	2	Storage & Warehouse	3 years from 01.12.18	13,000
	3	Textile	3 years from 01.01.19	11,000
	4	Embroidery	3 years from 01.01.19	6,400
	4A	On-Line Business	3 years from 01.01.19	7,200
	Office		6 month licence from completion	3,000
	Tyre Garage		3 years from 01.02.19	5,200
First	5	Textile & Printing	3 years from 01.02.19	17,000
	6	Textile & Printing	3 years from 01.02.19	11,000
Second	7	Manufacturing & Textile	3 years from 01.05.17	17,000
	7A	Manufacturing & Textile	3 years from 01.01.19	6,500
	Offices	Offices	6 monthly licence from completion	18,000
Third	8	Manufacturing & Textile	3 years from 01.02.19	6,000
Current Rental Value				151,300

### IMPORTANT NOTICE:

\*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

### NEXT AUCTION DATE:

**20 November 2019**

Entries now being taken



85 Granby Street, Leicester LE1 6FB  
Tel: 0116 254 3373

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



**IMPORTANT NOTICE:**

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)

**BUYERS FEE:**

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,080 (incl VAT).

**Auction:**

**Wednesday 25 September 2019**



# Order of Sale

LOT	PROPERTY ADDRESS
1	80 Alfreton Road, Selston, Nottingham NG16 6DQ
2	6 Main Road, Asfordby Valley, Melton Mowbray, Leicestershire LE14 3SP
3	109-109A Turnbull Drive, Leicester LE3 2JW
4	105 Melton Road, Leicester LE4 6QS
5	21 Kestrel Avenue, Woodville, Swadlincote, Derbyshire DE11 7QG
6	2 The Lawns, Rolleston-on-Dove, Burton-on-Trent, Staffordshire DE13 9BZ
7	180 Burbank Street, Hartlepool, Cleveland TS24 7JW
8	55 Byron Road, Annesley, Nottingham NG15 0AG
9	62 High Street, Long Eaton, Nottingham NG10 1LP
10	44-46 Highgate Road, Sileby, Leicestershire LE12 7PP
11	65 & 65A Bateman Road, New Parks, Leicester LE3 9HF
12	98 Institute Street, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire NG17 3HD
13	Chasers, 15 Free Lane, Leicester LE1 1JX
14	18 Byron Street, Newstead Village, Nottingham NG15 0BG
15	155 Burder Street, Loughborough, Leicestershire LE11 1JJ
16	151 Hermitage Road, Whitwick, Coalville, Leicestershire LE67 5EL
17	29 Wigston Street, Countesthorpe, Leicester LE8 5RP
18	28 Oak Close, Burbage, Hinckley, Leicestershire LE10 2JX
19	36 Trigo Close, Leicester LE4 1DD
20	26 Welbeck Avenue, Leicester LE4 0ED
21	Elms Farm, Thurlaston Lane, Earl Shilton, Leicestershire LE9 7EF



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

