

Kal Sangra

SHONKI BROTHERS



Wednesday 12 June 2019 at 6.00pm



NEW VENUE

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



Auction: Wednesday 12 June 2019



In our February and April auctions we achieved 100 and 90% respectively. This shows that the market is still buoyant and has shown incredible resilience in spite of the never-ending story that Brexit has become. In fact, house prices for April showed the biggest jump for 2 years, prices were up by 5% in the three months to April compared to the same period last year. In my opinion there has been a shift in the attitude in the market. Historically any political uncertainty, without a doubt, reflected negatively not only prices but also more importantly on sales. However, according to reports not only have prices increased but sales are up by 6.8% on the same period last year. This is in stark contrast to the sluggishness we saw in the last quarter of 2018.

It would be easy to suggest that we have just become bored with Brexit and have decided to go ahead with selling or buying regardless. However, there are some contributing factors to this increased activity. Buyers are no longer holding back in the hope that prices will fall or until they have a clearer picture of what is going to happen to the property market. They are fully aware that lack of supply will continue to play a major part in the market and this will continue to support prices for the foreseeable future. Targets for new builds are continually not being met. According to research there is a backlog of 3.91 million homes, therefore 340,000 new homes are needed to

be built each year until 2031. Consequently, now is as good a time as any to buy. Equally, wages are finally growing at a faster rate than house price inflation as the jobs market continues on an upward spiral despite the Brexit gloom.

Lack of supply will be helped with the further extension to the 'Help to Buy' scheme for new-build homes. This will keep demand strong, and will encourage developers to increase housing output in the coming years. Moreover, it is encouraging that a record high number of planning permissions are being approved recently.

Mortgage rates have remained low, and there are many options for fixed low rate mortgages and also a number of flexible products that are available as we move into a period of uncertainty. There is never a better time to buy than when interest rates are as low as they are at present.

On a daily basis, we at Shonki Brothers continue to see interest in all types of properties. The stock in this catalogue will be of interest to all types of buyers. Therefore, it is important to register your interest early and ensure that you view the property and the associated legal documents. My team and I are here to answer any of your questions and guide you through the auction process, so please do not hesitate to contact us.

If you are thinking of buying, 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.

Registration:

In order to bid at the auction, purchasers will be required to register by completing the registration form in the catalogue and providing the necessary identification.

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 24 July 2019, so do contact us if you are considering selling and require an Auction appraisal.

The auction team look forward to welcoming you on Wednesday 12 June 2019.

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

K S Sangra FRICS FNAVA
Auctioneer

Check Addendum List:

Any changes or alterations that your purchase will be subject to will be specified on an addendum sheet.

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 £2,000) 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 12th June 2019



Order of Sale

LOT	PROPERTY ADDRESS
1	5 Minehead Street, Leicester LE3 0SH
2	56 Hartopp Road, Clarendon Park, Leicester LE2 1WF
3	26 Chaucer Street, Stoneygate, Leicester LE2 1HD
4	18 Belvoir Road, Coalville, Leicestershire LE67 3PE
5	24 St James Road, Stoneygate, Leicester LE2 1HQ
6	Ground Floor Flat, 45 Eton Close, Weedon, Northampton NN7 4PJ
7	1B Conduit Street, Leicester LE2 0JN
8	54 Granby Street, Leicester LE1 1DH
9	Noulen Quarter, Apartments 13-19, St. Georges Mill, 13 Humberstone Road, Leicester LE5 3GW
10	55B-57 London Road, Leicester LE2 0PE
11	319 East Park Road, Highfields, Leicester LE5 5HL
12	3 Darker Street, Leicester LE1 4RH
13	194 Battram Road, Ellistown, Coalville, Leicestershire LE67 1GB
14	22A Nansen Road, North Evington, Leicester LE5 5FX
15	16 Kimberley Road, Stoneygate, Leicester LE2 1LF
16	481 Saffron Lane, Leicester LE2 6UG
17	Land at rear of 53-57 Francis Street, Stoneygate, Leicester LE2 2BE
18	Former Castle Donington Community Library, Delven Lane, Castle Donington, Derby DE74 2LJ
19	16 Gimson Road, Leicester LE3 6DY
20	1 Salisbury Road, Leicester LE1 7QR



Our Auction will take place at:
Mercure Leicester The Grand Hotel,
Granby Street, Leicester LE1 6ES
at 6pm

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).

Buying at Auctions - Important Notice to Bidders

IMPORTANT INFORMATION

- 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.

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

1. Each lot is offered and sold subject to the Common and Special Conditions of Sale which are available prior to and at the Auction, these should be fully understood. All prospective purchasers are advised to consult their legal and, where appropriate, other professional advisors, prior to bidding.
2. This catalogue contains details about properties being sold at auction. The details are subject to change up to and including the day of the auction. Please check our website regularly and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
3. These particulars do not constitute any part of an offer or Contract (except to the extent that they are incorporated in the Memorandum of Agreement by the Common or Special Conditions of Sale).
4. 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. It is advisable to have conducted a survey prior to the auction
5. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property and 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 they have 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 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 £2000). A buyers fee of £1,080 including VAT is also required. The successful bidder is under a binding contract to purchase the relevant property.
6. The successful bidder is immediately at risk in relation to the property and shall therefore, be deemed to have made arrangements immediately after exchange of contracts for any insurance cover required.
7. In default of the purchase 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.
8. 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.

9. 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 statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the Vendors and are not to be relied on as a statement of representation of fact.

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in the individual property particulars. The description, dimension and other particulars have been prepared on our own inspection and information supplied by the Vendors and are believed to be accurate but no warranty is given in this respect or that the property is in good structural condition and repair.

10. None of the items, services or facilities 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 the Auctioneers or their joint agents and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom.
11. 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.
12. Guide prices are subject to alteration. Guide prices or guide price ranges are not necessarily figures at which the property will sell. They are not an indication of the anticipated sale price or a valuation. It is the buyer's responsibility to decide how much they should bid for any lot, and you should check for regular updates as guide prices are subject to change prior to the auction. The price achieved at Auction may be more or less.
13. Reserve: This is the minimum price that the seller will accept for their lot, agreed with the auctioneer prior to the auction day. Most properties will have one, although it is a confidential amount and will not be disclosed to any interested parties.
14. The stated uses of the respective lots are not warranted as being permitted or lawful under any planning legislation and prospective buyers are advised to make their own searches and enquiries and rely upon the results thereof.
15. Shonki Brothers Ltd has not made any investigations into the existence or otherwise of any issue concerning pollution, potential land, air or water contamination affecting any lot and each bidder shall be responsible for making his own enquiries and surveys in this respect.
16. 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.
17. Identification – prospective purchasers must produce documentation to confirm their identity and residential/company address. PLEASE SEE IDENTITY DOCUMENTS (Page 5).
18. Administration Fee/Additional Costs: Each successful buyer or bidder will be required to pay the Auctioneers, a non-refundable. Administration fee of £1,080 including VAT. The fee is payable on exchange of contract whether buying prior, during or post auction. We recommend that you always check the Special Conditions of Sale relating to each property, so you are aware of any additional costs involved.

19. 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.
20. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.

Location Plans shown in the catalogue are for identification purposes only. Purchasers are advised to view the Special Conditions of Sale in respect of the precise interest to be conveyed.

Please Note that you will NOT be entitled to KEYS or access to vacant properties until completion of the sale. If access is required it may be arranged through our office with the permission of the seller. A charge will be levied if an accompanied viewing is necessary. Once we are advised by the seller's solicitors completion has occurred, the keys will be available for collection at our offices or the local key holder. If arrangements are made to post the keys, Shonki Brothers Ltd take no responsibility for their delivery.

Measurements, Location Plans, Photographs & Access:

All room sizes and site measurements are approximate and have been scaled from Architects, Land Registry or Ordnance Survey Plans. They are published for the convenience of bidders. Their accuracy and the shading and/or boundaries thereon are not guaranteed and they are excluded from any Memorandum of Agreement of Sale. They are merely intended to indicate the location of each lot. Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

Any photographs included in the description of any lot are merely intended to provide purchasers with an approximate indication of the location, character and style of the relevant property and are published solely for the convenience of bidders and are expressly excluded from the Memorandum of Agreement of Sale.

Each lot will be sold in accordance with the Title Documentation as the

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. Viewings are at your own risk. The Vendor and Auctioneer accept no liability for any losses, damage, injury or accident.

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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations")

The above regulations came into force on the 26th June 2017 and all Auctioneers are now required to verify the identity of all bidders before the auction. In order to comply with these regulations, all buyers must always provide Shonki Brothers Ltd auction team with the documents specified. A photocopy will be taken as part of the auction control process for our records in order to comply our bidder identification procedures and in accordance with RICS Best Practice guidelines on bidder identity verification.

WHO ARE YOU?	IDENTITY DOCUMENTS – MUST BE CURRENT
BIDDER	<ul style="list-style-type: none"> • ID relating to the buyer • If you are acting as agent for the buyer, written proof of your authority to act as agent
INDIVIDUAL BUYER JOINT BUYER – for each buyer	<p>LIST A: PROOF OF IDENTITY</p> <ul style="list-style-type: none"> • Current signed passport • Valid UK driving licence • EEA member state identity card <p>LIST B: PROOF OF RESIDENTIAL ADDRESS</p> <ul style="list-style-type: none"> • Utility bill (issued in the last 3 months) • Mortgage statement • Bank / building society statement • Valid UK driving licence (if not used for List A as ID) • State pension benefits book • Home or motor insurance certificate • Current local authority tax bill / tenancy agreement • Solicitors letter confirming house purchased / land registration
LIMITED COMPANY / LIMITED LIABILITY PARTNERSHIP	<ul style="list-style-type: none"> • Certificate of Incorporation • Individual identity evidence for all individuals or entities with 25% or more of the shares or voting rights in the company • A letter of authority from the company • If offshore, nominee director declaration and a general power of attorney
UNINCORPORATED BUSINESS OR PARTNERSHIP	<ul style="list-style-type: none"> • Full names(s) of proprietor / all partners • Individual identity evidence for all individuals or entities with 25% or more of the shares or voting rights in the company
TRUST	<ul style="list-style-type: none"> • Trust deed • List of trustees • List of beneficiaries • Individual Identity evidence from List A & B for all individuals with a vested interest in 25% or more of the capital and/or those who exercise control over the Trust

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BUYERS FEE:

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LOT
1

5 Minehead Street, Leicester LE3 0SH

GUIDE PRICE: £130,000 - £135,000



RESIDENTIAL INVESTMENT

Location:

The property is located at the end of a cul-de-sac on the corner of Hinckley Road.

Description:

An end terrace property converted to 2x1 bedroom self contained flats with gas central heating and double glazing.

Accommodation:

Ground Floor Flat:

Lounge, kitchen, bedroom, bathroom.

First Floor Flat:

Lounge, kitchen, bedroom, bathroom.

Outside:

Rear garden, shared side access.

Note:

- Ground Floor Flat Estimated Rental Value: £425 pcm (£5,100 pa) exc.
- Total Estimated Rental Value: £9,900 pax.

Tenure:

- Freehold, part vacant and part subject to existing tenancy.
- First floor flat let on a 6 months AST from 18.07.17 (holding over) at £400 pcm (£4,800 pa) exc.

Energy Performance Certificate:

G/F Flat: Rating 50, Band E.

F/F Flat: Rating 58, Band D.

Solicitors:

Straw & Pearce, 18 Rectory Place,
Loughborough LE11 1UU
Tel: (01509) 268931 ~ Ref: N Somani



LOT
2

56 Hartopp Road, Clarendon Park, Leicester LE2 1WF

GUIDE PRICE: £175,000 - £185,000



RESIDENTIAL

Location:

The property is located in the popular Clarendon Park area, near to Victoria Park and the University of Leicester.

Description:

A 2 bedroom terrace property with gas central heating.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden with outbuildings and gated access from Howard Road.

Note:

Previously let at £675 pcm (£8,100 pa) exc.

Tenure:

Freehold, vacant possession.

Energy Performance Certificate:

Rating 66, Band D.

Solicitors:

Rich & Carr, 22 The Parade, Oadby,
Leicester LE2 5BF
Tel: (0116) 292 6021 ~ Ref: M Sandhu

Joint Agents:

Barkers.



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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

24 July 2019

Entries now being taken

Kal Sangra
SHONKI BROTHERS

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

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

**LOT
3**

26 Chaucer Street, Stoneygate, Leicester LE2 1HD

GUIDE PRICE: £200,000 - £225,000



RESIDENTIAL / HMO

Location:

The property is located in Stoneygate close to the junction of Beckingham Road and Mayfield Road.

Description:

A large 3 storey palisaded villa with basement converted to a house in multiple occupation with 5 bedrooms, gas central heating and double glazing. The property has a HMO Licence with smoke detectors and emergency lighting.

Accommodation:

Basement

Ground Floor:

Entrance hall, lounge, bedroom, kitchen/diner.

First Floor:

3 bedrooms, bathroom.

Second Floor:

Bedroom, bathroom.

Outside:

Front garden, rear garden with outbuildings.

Note:

Estimated Rental Value: £16,000 pax.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 54, Band E.

Solicitors:

Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: R Patel

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).

LOT
4

18 Belvoir Road, Coalville, Leicestershire LE67 3PE

GUIDE PRICE: £90,000 - £100,000 PLUS VAT



COMMERCIAL

Location:

The property is located in a parade of shops and within easy reach of the shopping precinct, Clock Tower and Marlborough Square.

Description:

A 3 storey property of approximately 1,034 sqft comprising of a ground floor retail unit with offices/stores above and basement.

Accommodation:

Basement

Ground Floor:

Retail area, w.c.

GIA: 333 sqft (31 sqm)

First Floor:

Office, store, w.c.

GIA: 356 sqft (33.1 sqm)

Second Floor:

Storage.

GIA: 345 sqft (32.2 sqm)

Total GIA: 1,034 sqft (96.2 sqm) approx.

Planning:

- Existing retail (A1) use.
- There is a letter of confidence from North West Leicestershire District Council confirming hot food takeaway (A5) use would be appropriate in principle subject to planning.
- Potential to convert the upper floors to residential subject to planning.
- Local Authority: North West Leicestershire (01530) 454666.

Tenure:

Freehold.

Energy Performance Certificate:

Pending.

Solicitors:

Josiah Hincks, The Manse, 22 De Montfort Street, Leicester LE1 7GB
Tel: (0116) 255 1811 ~ Ref: S Hill

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IMPORTANT NOTICE:

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NEXT AUCTION DATE:

24 July 2019

Entries now being taken



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

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

**LOT
5**

24 St James Road, Stoneygate, Leicester LE2 1HQ

GUIDE PRICE: £500,000 - £525,000



RESIDENTIAL / HMO

Location:

The property is located off London Road and opposite Victoria Park.

Description:

A large 3 storey palisaded villa converted to a house in multiple occupation for 10 people and has 8 large bedrooms. The property has undergone extensive refurbishment and has gas central heating and a full HMO Fire Safety Licence with fire alarm, smoke detectors and emergency lighting, fire doors.

Accommodation:

Basement:

Storage.

Ground Floor:

Entrance hall, lounge, large kitchen/diner, cloakroom.

First Floor:

4 bedrooms, 2 bathrooms.

Second Floor:

4 bedrooms, 2 bathrooms.

Outside:

Front and rear garden with outbuilding.

Note:

Estimated Rental Value: £47,000 pax.

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).

Tenure:

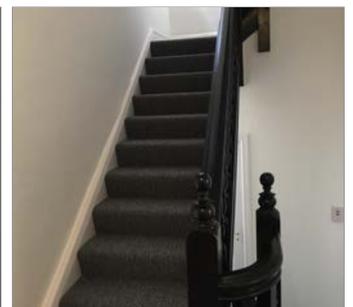
Freehold.

Energy Performance Certificate:

Rating 65, Band D.

Solicitors:

BP Legal Solicitors, 221 Belgrave Gate, Leicester LE1 3HT
Tel: (0116) 253 6856 ~ Ref: B Parmar



PROXY / TELEPHONE BIDDING

If you can't attend the auction?

We recommend that you attend the auction to bid. If you cannot attend, you can still bid in the auction by arranging:

Proxy Bidding: The auctioneer (as your agent) will bid on your behalf up to an agreed limit.

Telephone Bidding: You give bids over the telephone during the auction.

Via Representation: You appoint a person to bid on your behalf.

These facilities need to be arranged 48 hours prior to the auction. You will be required to:

- ✓ Complete a registration form.
- ✓ Provide a signed cheque for 10% deposit (minimum £2,000, whichever is greater) and buyers premium of £1,080 including VAT.
- ✓ Provide identity documents for all parties involved in the transaction.

These need to be received at least 2 days before the auction.

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

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

- Valid passport
- Valid photo driving licence (not provisional)

Proof of Address

- Original bank statement/ utility bill/credit union statement (not printed off the internet and dated within last 3 months)
- Local Authority tax bill (current year)



**PLEASE NOTE THAT YOU WILL BE
UNABLE TO BID WITHOUT THESE
DOCUMENTS**

**LOT
6**

Ground Floor Flat, 45 Eton Close, Weedon, Northampton NN7 4PJ

GUIDE PRICE: £90,000 - £95,000



Photograph of Whole Block

RESIDENTIAL

On behalf of EMH Homes



Location:

The property is located in a cul-de-sac off Bridge Street which is off the A5 and near to High Street.

Description:

A ground floor one bedroom self contained apartment with double glazing and electric storage heating.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, bedroom, bathroom, airing cupboard.

Outside:

Communal gardens.

Note:

- No offers will be accepted prior to auction.
- The sale will be subject to Buyer paying the Seller's legal and auctioneer's fees.

Tenure:

- Leasehold.
- 125 year lease from 01.01.91.
- Ground Rent: Nil
- Service Charge: £797.97 (for 01.06.18 – 31.05.19).

Energy Performance Certificate:

Rating 71, Band C.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel



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IMPORTANT NOTICE:

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NEXT AUCTION DATE:

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Entries now being taken

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LOT
7

1B Conduit Street, Leicester LE2 0JN

GUIDE PRICE: £190,000 - £200,000



COMMERCIAL / RESTAURANT

Location:

The property is located in a busy area off London Road, within walking distance of the city centre, opposite Leicester Train Station and next to the Tesco store.

Description:

A ground floor restaurant with basement of approximately 2,540 sqft having approximately 80 covers, reception area, kitchen and basement storage with walk in freezer.

Accommodation:

Basement:

Storage.

GIA: 592 sqft (54.9 sqm)

Ground Floor:

Main restaurant area, reception, kitchen, preparation area, stores, w.c.

GIA: 1,948 sqft (180.9 sqm)

Total GIA: 2,540 sqft (235.9 sqm) approx.

Planning:

- Ground floor has restaurant (A3) use.
- Potential for other uses subject to planning.
- Local Authority: Leicester City (0116) 454 1000.

Note:

Estimated Rental Value: £20,000 pax.

Tenure:

- Virtual freehold.
- 999 year lease from 07.05.10.
- Service Charge & Ground Rent: TBC.

Energy Performance Certificate:

Rating 80, Band D.

Solicitors:

Knights PLC, 34 Pocklington Walk, Leicester LE1 6BU
Tel: (0116) 242 1200 ~ Ref: A Harrod

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).

**LOT
8**

54 Granby Street, Leicester LE1 1DH

GUIDE PRICE: £300,000 - £325,000 PLUS VAT



COMMERCIAL INVESTMENT

Location:

The property is located in the city centre opposite the Mercure Grand Hotel.

Description:

A 3 storey property of approximately 1,724 sqft with basement. The property comprises of a ground floor takeaway with seating area and first and second floor residential and office accommodation.

Accommodation:

Basement:

Preparation area, storage, w.c.
GIA: 448 sqft (41.7 sqm)

Ground Floor:

Sales area/seating area, kitchen.
GIA: 479 sqft (44.5 sqm)

First Floor - with internal and rear access:

Office, lounge/kitchen, bathroom.
GIA: 455 sqft (42.4 sqm)

Second Floor:

2 bedrooms, store.
GIA: 342 sqft (31.9 sqm)

Total GIA: 1,724 sqft (160.3 sqm) approx.

Outside:

Passageway with store area and access to upper floors.

Planning:

- Ground floor has takeaway (A5) use.
- First and second floors offices and residential.
- Local Authority: Leicester City (0116) 454 1000.

Tenure:

- Freehold, subject to existing lease.
- The property is let on a 20 year lease from 13.11.01 on a FRI basis at £25,500 pax with 4 yearly rent reviews.

Energy Performance Certificate:

Rating 107, Band E.

Solicitors:

Crane and Walton LLP, 21-25 London Road, Coalville, Leicestershire LE67 3JB
Tel: (01530) 834 466 ~ Ref. G Marsh

12

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

24 July 2019

Entries now being taken

Kal Sangra
SHONKI BROTHERS

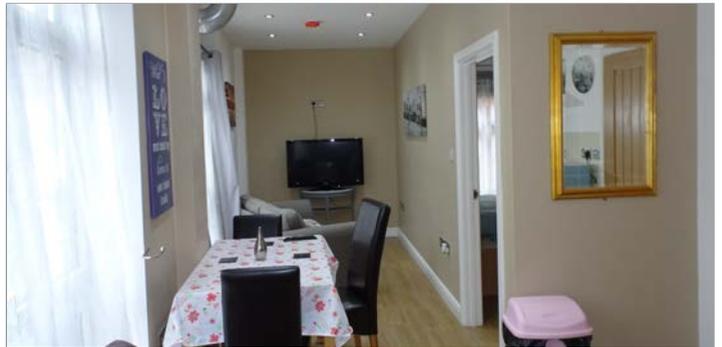
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373

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

**LOT
9**

Noulen Quarter, Apartments 13-19, St. Georges Mill, 13 Humberstone Road, Leicester LE5 3GW

GUIDE PRICE: £525,000 - £550,000



RESIDENTIAL

Location:

The apartments on the corner of Morledge Street, in the city centre near to the cultural quarter and Phoenix Cinema and Arts Centre.

Description:

The property comprises of a new development of 7 ground floor self contained and fully furnished apartments. The apartments each have an en-suite shower room, electric heating, are separately metered and have access to the buildings laundry room.

The property is currently used successfully as a serviced apartment block.

Note:

Estimated Rental Value: £54,600 pax.

Tenure:

- Leasehold: 150 years from 14.08.15.
- Ground Rent & Service Charge: £5,000 pa.
- Review every 25 years.

Solicitors:

Bray & Bray, Spa Place, 36-42 Humberstone Road, Leicester LE5 0AE
Tel: (0116) 204 5314 ~ Ref: P Heseltine

APARTMENT	SQFT (SQM) APPROX.	DESCRIPTION	EPC RATING, BAND
13	388 (36)	1 bedroom flat	65, D
14	334 (31)	Studio flat	70, C
15	334 (31)	Studio flat	73, C
16	334 (31)	Studio flat	73, C
17	377 (35)	Studio flat	61, D
18	398 (37)	Studio flat	61, D
19	323 (30)	Studio flat	66, D

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).

Kal Sangra

SHONKI BROTHERS

NEXT AUCTION 24 JULY 2019



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**LOT
10**

55B-57 London Road, Leicester LE2 0PE

GUIDE PRICE: £950,000 - £975,000



COMMERCIAL / RESIDENTIAL INVESTMENT

Location:

The property is located within walking distance of the city centre on the corner of Nelson Street and opposite Leicester Train Station.

Description:

A Grade II listed 3 storey block of 3 retail units with basement and 6 self contained flats above each with secondary glazing and gas central heating. All the flats are separately metered for gas and electricity except 55B, which has a gas sub meter.

Note:

- The property is Grade II listed and may qualify from council grants for renovations, subject to terms and conditions.
- Within the lease terms the commercial tenants contribute 54.64% towards ALL external repairs and maintenance.

Tenure:

Freehold, subject to existing tenancies/leases.

Solicitors:

Oliver Charles, 534 Uppingham Road, Leicester LE5 2GG
Tel: (0116) 243 1166 ~ Ref: O Charles

UNIT	FLOOR	USE / ACCOMMODATION	SQFT (SQM) APPROX	EPC RATING, BAND	LEASE / TENANCY	RENT (£) PAX
55B	Ground & Basement	Takeaway with seating area	966 (90)	134, F	15 years from 14.12.17, FRI basis with rent review in 14.12.22 and thereafter every 3 years	11,000
57	Ground & Basement	Takeaway with seating area	882 (82)	100, D	20 years from 19.11.18 on FRI basis with 4 yearly rent reviews	12,000
57B	Ground & Basement	Coffee shop with converted basement with seating area	1,283 (119)	51, C	15 years from 07.12.10 on FRI basis with 4 yearly rent reviews	13,000
Flat 1 - 57A	First	Lounge, kitchen, bedroom, bathroom	549 (51)	69, C	12 months AST from 01.04.15	5,940
Flat 2 - 57A	First	Lounge, kitchen bedroom, bathroom	484 (45)	70, C	6 months AST from 20.11.16	5,940
Flat 3, 57A	Second	Lounge, kitchen bedroom, bathroom	549 (51)	64, D	6 months AST from 15.02.18	6,300
Flat 4, 57A	Second	Lounge, kitchen, bedroom, bathroom	474 (44)	66, D	6 months AST from 15.06.16	5,940
Flat 1, 55B	First	Open plan lounge/kitchen, bedroom, bathroom	463 (43)	72, C	6 months from 15.05.18	6,300
Flat 2, 55B	First & Second	Lounge, kitchen, 2 bedrooms one with en-suite, study, bathroom	807 (75)	55, D	6 months from 15.06.16	7,200
Outside		Bin storage area for commercial units				
Current Rental Value						73,620
Estimated Rental Value						74,700

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).

LOT
11

319 East Park Road, Highfields, Leicester LE5 5HL

GUIDE PRICE: £225,000 - £250,000



RESIDENTIAL / HMO

Location:

The property is located in Highfields just off East Park Road.

Description:

A large 3 storey palisaded villa with basement converted to a house in multiple occupation with 6 bedrooms. The property has a HMO Licence with smoke detectors, emergency lighting, gas central heating and double glazing.

Accommodation:

Basement

Ground Floor:

Entrance hall, lounge, kitchen/diner, bedroom.

First Floor:

3 bedrooms, bathroom.

Second Floor:

2 bedrooms, bathroom.

Outside:

Front garden and rear garden with store.

Note:

Estimated Rental Value: £18,000 pax.

Tenure:

Freehold.



Energy Performance Certificate:

Rating 69, Band C.

Solicitors:

Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: R Patel

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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

24 July 2019

Entries now being taken

Kal Sangra
SHONKI BROTHERS

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

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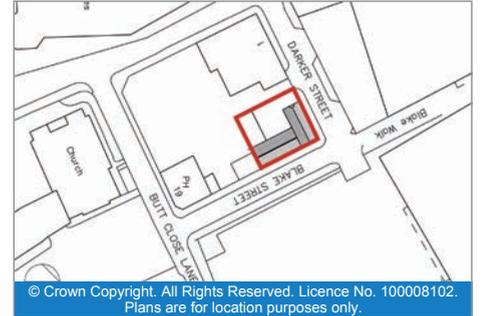
LOT
12

3 Darker Street, Leicester LE1 4RH

GUIDE PRICE: £300,000 - £325,000



Feasibility drawing for 20 student studio units and communal space



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FORMER FACTORY / RESIDENTIAL DEVELOPMENT

Location:

The property is located in the city centre near Highcross shopping centre and on the corner of Blake Street which is off Church Gate.

Description:

A Grade II listed part 3 and part 2 storey former factory premises of approximately 2,909 sqft on a site area of 2,950 sqft. The property requires structural repair and renovation.

Accommodation:

Ground Floor:

1,311 sqft (121.9 sqm)

First Floor:

1,223 sqft (113.7 sqm)

Second Floor:

375 sqft (34.9 sqm)

TOTAL NIA: 2,909 sqft (270.5 sqm) approx.

Outside:

Yard.

Note:

The property may qualify for Urban Development & Historic Building grants.

Planning:

- A Pre-Planning Application has been submitted for extension and change of use to a 12 bedroom boutique hotel/conference centre/restaurant/bar extension.
- Pre-Application Ref. 201990398P.
- A new scheme based on pre-planning advice for 20 student studio units and communal space has been drawn for illustrative purposes.
- Planning permission had been granted for demolition of part of the building, change of use from factory to recording studio and a one bedroom flat, this has lapsed.
- Planning Permission No. 20141993 and Listed Building Consent No. 20141994 dated 17.04.15.
- Local Authority: Leicester City (0116) 454 1000.

Note:

FOR SAFETY REASONS viewings will be restricted to some parts of the buildings.

Tenure:

Freehold.

Solicitors:

Bright Legal Solicitors, 34 Belgrave Gate, Leicester LE1 3GP
Tel: (0116) 262 7857 ~ Ref: P Akhtar

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).

**LOT
13**

194 Battram Road, Ellistown, Coalville, Leicestershire LE67 1GB

GUIDE PRICE: £70,000 - £75,000



RESIDENTIAL

Location:

The property is located off Wood Road which is off Station Road.

Description:

A semi detached property with 3 bedrooms and in need of complete modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with side access to a long rear L shaped garden with outbuilding.

Note:

In need of complete modernisation.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 1, Band G.

Solicitors:

Rajinder Singh & Co, 85 London Road, Leicester LE2 0PF

Tel: (0116) 254 5929 ~ Ref: R Singh



**LOT
14**

22A Nansen Road, North Evington, Leicester LE5 5FX

GUIDE PRICE: £240,000 - £250,000



RESIDENTIAL

Location:

The property is located between St Saviours Road and off Gwendolen Road, and Ethel Road, near to Coleman Road Primary School and Crown Hills Community College.

Description:

A high quality designed and finished new build semi detached property with 4 bedrooms.

Accommodation:

Ground Floor:

Entrance hall, lounge, fitted kitchen, bathroom.

First Floor:

2 bedrooms, bathroom.

Second Floor:

2 bedrooms.

Outside:

Front and rear gardens.

Note:

Previously marketed for £279,950.

Tenure:

Freehold.

Energy Performance Certificate:

Pending.

Solicitors:

Johar & Company Solicitors, 70 London Road, Leicester LE2 0QD

Tel: (0116) 285 5578 ~ Ref: D Johar



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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

24 July 2019

Entries now being taken

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**LOT
15**

16 Kimberley Road, Stoneygate, Leicester LE2 1LF

GUIDE PRICE: £200,000 - £225,000



RESIDENTIAL / HMO

Location:

The property is located in Stoneygate close to the junction of Beckingham Road and Mayfield Road.

Description:

A large 3 storey palisaded villa with basement converted to a house in multiple occupation with 5 bedrooms. The property has a HMO Licence with smoke detectors, emergency lighting, gas central heating and double glazing.

Accommodation:

Basement

Ground Floor:

Entrance hall, lounge, bedroom, kitchen/diner, utility room, bathroom.

First Floor:

3 bedrooms, bathroom.

Second Floor:

Bedroom.

Outside:

Front and rear gardens.

Note:

Estimated Rental Value: £16,000 pax.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 58, Band D.

Solicitors:

Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: R Patel

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).

LOT
16

481 Saffron Lane, Leicester LE2 6UG

GUIDE PRICE: £240,000 - £260,000



COMMERCIAL / DEVELOPMENT

Location:

The property is located on the corner of Cyprus Road.

Description:

A two storey semi detached corner property of approximately 1,789 sqft comprising ground floor retail unit with offices above.

Accommodation:

Ground Floor:

Retail Unit: 501 sqft (46.5 sqm)

Office 1: 228 sqft (21.2 sqm)

Office 2: 193 sqft (17.9 sqm)

W.C.

GIA: 922 sqft (85.6 sqm)

First Floor:

Office 1: 212 sqft (19.7 sqm)

Office 2: 234 sqft (21.7 sqm)

Office 3: 226 sqft (21.0 sqm)

Office 4: 125 sqft (11.6 sqm)

Bathroom: 70.6 (6.6 sqm)

GIA: 867 sqft (80.5 sqm)

Total GIA: 1,789 sqft (166.1 sqm) approx.

Outside:

Front forecourt parking, rear yard with side gated access and double garage.

Planning:

- Existing shop (A1) use.
- Potential for other uses or to convert back to residential subject to planning.
- Potential to develop in the rear garden subject to planning.
- Local Authority: Leicester City Council (0116) 454 1000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 106, Band E.

Solicitors:

D-W-S Legal, 14-18 Friar Lane, Leicester LE1 5RA

Tel: (0116) 216 1126 ~ Ref: L Hegarty



LOT
17

Land at rear of 53-57 Francis Street, Stoneygate, Leicester LE2 2BE

GUIDE PRICE: £90,000 - £100,000



RESIDENTIAL DEVELOPMENT

Location:

The site is located off Stoneygate Road in the fashionable Allandale Road/Francis Street shopping area, rear of 53-57 Francis Street and 17 Aber Road and has pedestrian access only from both roads.

Description:

A building plot on a level site of approximately 260 sqyds (218 sqm) with planning permission for a 2 storey detached property with 3 en-suite bedrooms.

Site Area:

260 sqyds (218 sqm) approx.

Planning:

- Planning permission has been granted for the erection of a 2 storey detached property with 3 en-suite bedrooms.
- Planning application no. 20161526 dated 22.03.17.
- Local Authority: Leicester City Council (0116) 454 1000.

Tenure:

Freehold.

Solicitors:

Johar & Company Solicitors, 70 London Road, Leicester LE2 0QD

Tel: (0116) 285 5578 ~ Ref: D Johar



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Plans are for location purposes only.

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IMPORTANT NOTICE:

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NEXT AUCTION DATE:

24 July 2019

Entries now being taken

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SHONKI BROTHERS

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Tel: 0116 254 3373

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

LOT
18

Former Castle Donington Community Library, Delven Lane, Castle Donington, Derby DE74 2LJ

GUIDE PRICE: £120,000 - £130,000



COMMERCIAL

On behalf of Leicestershire County Council



Location:

The property is located off Delven Lane next to Castle Donington Care Home and near St Edward's C of E Primary School.

Description:

A single storey property of approximately 2,044 sqft on a site area of 0.23 acres formerly used as a library.

Accommodation:

Ground Floor:

Main library, stores and w.c.
GIA: 2,044 sqft (189.9 sqm) approx.

Outside:

Car parking space.

Note:

- No offers will be accepted on this lot prior to the auction.
- The Purchaser will need to pay a contribution of £2,000 towards Leicestershire County Council's costs.

Planning:

- The property has been used as a Library (D1) by the Vendor for a number of years.
- A prospective purchaser will need to make their own enquiries with the local planning authority with regard to their proposed use of the property.
- Potential for alternative uses subject to planning permission.
- Local Authority: North West Leicestershire (01530) 454666.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 87, Band D.

Solicitors:

The County Solicitor, Legal Services, Leicestershire County Council, County Hall, Glenfield, Leicester LE3 8RA
Tel: (0116) 305 2041 ~ Ref: H Turner

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).

**LOT
19**

16 Gimson Road, Leicester LE3 6DY

GUIDE PRICE: £170,000 - £180,000



RESIDENTIAL

Location:

The property is located close to the junction of Woodville Road and Wyngate Drive, near to Dovedale Primary School and Western Park. Gimson Road runs between Glenfield Road and A47 Hinckley Road.

Description:

A 3 bedroom semi detached property with garage, gas central heating and part double glazing. The property requires renovation and structural repair.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen, w.c.

First Floor:

3 bedrooms one of which is a box room/study, bathroom.

Outside:

Front garden with driveway and gated access to garage, rear garden.

Note:

- This property is subject to a condition to refurbish within 2 years (see Leicester City Council Private Sector Empty Homes Standard, available in the legal documents).
- The sale will be subject to the Buyer paying the Seller's legal and surveyor's fees of 2% + VAT.
- No offers will be accepted on this lot prior to the Auction.

Tenure:

Freehold.

Energy Performance Certificate:

Pending.

Solicitors:

Legal Services, Leicester City Council, City Hall, 115 Charles Street, Leicester LE1 1FZ

Tel: (0116) 454 1409 ~ Ref: J Mclvor

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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

24 July 2019

Entries now being taken



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Tel: 0116 254 3373

Email: info@shonkibrothers.com
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LOT
20

1 Salisbury Road, Leicester LE1 7QR

GUIDE PRICE: £600,000 - £625,000



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COMMERCIAL / RESIDENTIAL DEVELOPMENT

On behalf of the University of Leicester



Location:

The property is located off Regent Road, near to the University of Leicester and opposite De Montfort Hall.

Description:

A substantial three storey property with basement of approximately 5,570 sqft. The property is currently used for educational purposes but there is potential for conversion to residential subject to planning.

Accommodation:

Basement:

GIA: 473 sqft (43.97 sqm)

Ground Floor:

GIA: 2,020 sqft (187.70 sqm)

First Floor:

GIA: 1,546 sqft (143.63 sqm)

Second Floor:

GIA: 1,531 sqft (142.27 sqm)

Total GIA: 5,570 sqft (517.47 sqm) approx.

Outside:

Front garden, rear garden with self-contained garage and boiler room.

Planning:

- The property has existing D1 education use.
- Potential for alternative uses i.e. residential subject to planning.
- Local Authority: Leicester City Council (0116) 454 1000.

Note:

- No offers will be accepted on this lot prior to the auction.
- Previously marketed for £700,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 98, Band D.

Solicitors:

TBA

Joint Agent:

Innes England.

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).

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We are currently updating our auction catalogue mailing list. If you wish to receive future catalogues please email us or complete the slip below and hand it to us at the auction or post to the address below:

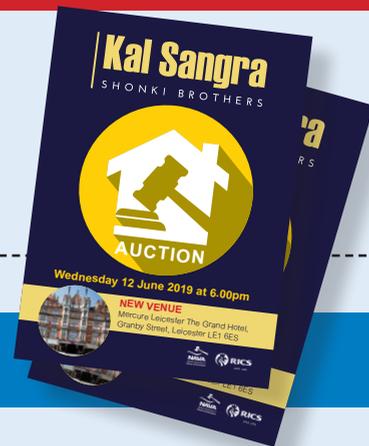
By Post:  **Kal Sangra – Shonki Brothers Ltd**
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Leicester LE1 6FB

By Email:  **reception@shonkibrothers.com**



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K S Sangra FRICS FNAVA
Auctioneer



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Name: _____

Address: _____

Telephone: _____

Email: _____



REGISTRATION FORM

BUYERS NUMBER

Number: _____

Buyers required to register at reception by completing this form. You will then be allocated a bidding number for the auction sale.

I confirm that I will purchase Lots with full knowledge and acceptance of the Conditions of Sale, addendum and the terms of business (legal pack available on request) and will pay the required deposit and buyer's premium once the hammer has fallen.

BIDDERS DETAILS – please print

Name: Mr/ Mrs / Miss / Ms First Name: _____ Surname: _____

Address: _____

Telephone: Home: _____ Mobile: _____

Email Address: _____ Fax: _____

COMPANY DETAILS – if applicable

Company Name: _____

We require identification from each list. Only original documents will be accepted:

- A corporation certificate / company letterhead
- VAT certificate
- Evidence of Directors identity and address as mentioned
- A letter of authority from the company

IDENTIFICATION – any person buying or bidding must produce 2 forms of identification to confirm their identity. We require identification from each list. Only original documents will be accepted.

Identity Documents:	Evidence of Address:
<input type="checkbox"/> Valid photo card driving licence *	<input type="checkbox"/> Recent local council tax bill
<input type="checkbox"/> Valid passport	<input type="checkbox"/> Current full driving licence (if not used for identity)
<input type="checkbox"/> Armed forces ID card	<input type="checkbox"/> State pension benefit documentation
<input type="checkbox"/> Firearms or shotgun certificate	<input type="checkbox"/> Most recent original mortgage statement from a recognised lender
<input type="checkbox"/> EU member state identity card	<input type="checkbox"/> Local council or housing association rent card or tenancy agreement
<input type="checkbox"/> Residence permit issued by the Home Office together with own country's passport	<input type="checkbox"/> Inland revenue self-assessment statement, tax demand, notification of PAYE coding, tax credit notification
<input type="checkbox"/> 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.	

* Please note that a driving licence can be used as evidence of either identity or address, it cannot be used for both

METHOD OF PAYMENT – please indicate your method of payment of the 10% deposit and buyer's premium

Building Society Cheque Bankers Draft Credit Card * Debit Card Personal Cheque

* 2.75% surcharge applicable

SOLICITORS DETAILS

Solicitor : _____ Telephone: _____

Address: _____

WOULD YOU LIKE TO GO ONTO OUR AUCTION MAILING LIST: YES NO

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).

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.



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BUYERS FEE:

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

AUCTION VENUE

Mercure Leicester The Grand Hotel

Granby Street, Leicester LE1 6ES Tel: 0116 214 9257



The hotel is conveniently located just 300m from the Leicester train station and is just a short walk from the city's Highcross Shopping Centre. On-site parking is available (on a first come basis).

From the M1 (junction 21) and M69 (junction 1) follow the A5460 towards Leicester. Turn right at the next sets of traffic lights into Upperton Road. Follow signs for city centre after a mile you will come to a T Junction with LRI on the left and Tigers on the right. Take a right hand turn and follow traffic to the left. Follow the signs for railway station and go through four sets of lights, at the fifth bear left onto Charles Street then take your first left onto Northampton Street, at the T Junction right onto Granby Street. The next sets of traffic lights take turn left into Belvoir Street, left into Stamford Street and left into Chatham Street where you will find car park on the left.

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