

# Kal Sangra

SHONKI BROTHERS



**AUCTION**

**Wednesday 24 July 2019 at 6.00pm**



## **NEW VENUE**

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



# Auction: Wednesday 24 July 2019



As we prepare for our next auction sale, the one overriding thought that takes precedence in my mind is that I remain completely amazed at the continuing resilience of the property market here in the UK. Without a doubt, the political climate has been up in the air and has struggled to find direction under the pressure of a messy divorce from the EU as we continue to go through uncharted waters. This is hardly surprising, as it has been just over 3 years since the referendum, back in June 2016, and who would have thought we would succumb to the pressure of a long winded and messy divorce?

It is remarkable that we are approaching a new era in UK politics but in the property market it appears to be business as usual and the volume of property transactions actually getting over the line is a testament to the strength and activity in the market. Regionally, prices have reached new all-time highs especially in the East Midlands, North West and Scotland where prices continue to see significant growth, a pattern that remain steadfast.

Surprisingly the third Brexit extension (maybe third time lucky), has provided a fresh boost of confidence in the property market simply by providing some certainty in this volatile political era. Thus, it is expected that there will be a surge in activity during the time to October as buyers take advantage of limited stock levels (which is one of the biggest handicaps to the market and is the reason prices will not drop) and also of cheap fixed-rate mortgages. Additionally, asking prices are traditionally strong during the peak spring house-selling period.

Why is property still doing well? One of the main reasons is that property is still the preferred choice of investment compared to other non-tangible assets such as stocks and shares, and bonds, which struggle in unpredictable climates. On the ground we continue to see a growth in interest in all sectors of the market – this is both in private treaty and auction sale.

In our 2019 auctions, our sales success has seen an average of between 85-100% of lots sold. Interest for all the properties has been strong. Thus, 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.

## 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.

## 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.

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 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 24 July 2019.

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

**K S Sangra FRICS FNAVA**  
Auctioneer

# Auction: Wednesday 24th July 2019



## Order of Sale

LOT	PROPERTY ADDRESS
1	Flat G5, Ground Floor, 7 Grosvenor Gate, Gipsy Lane, Leicester LE5 0TL
2	208 Fosse Road North, Leicester LE3 5ET
3	1-3 Keats Lane, Earl Shilton, Leicestershire LE9 7DQ
4	Land at The Laurels, Fosse Lane, Leicester LE3 9AA
5	Ludlow House, 41 Queen Street, Shepshed, Loughborough LE12 9RZ
6	Apartment 57, The Horizon, 2 Navigation Street, Leicester LE1 3UN
7	Chasers, 15 Free Lane, Leicester LE1 1JX
8	19 High Street, Leicester LE1 4FP
9	27-28 Charter Street, Leicester LE1 3UD
10	Elms Farm, Thurlaston Lane, Earl Shilton, Leicestershire LE9 7EF
11	65 & 65A Bateman Road, New Parks, Leicester LE3 9HF
12	6 Northampton Street, Leicester LE1 1PA
13	18 Belvoir Road, Coalville, Leicestershire LE67 3PE
14	327 London Road, Stoneygate, Leicester LE2 3NE
15	9 Stoughton Drive South, Oadby, Leicester LE2 2RJ
16	34 & 36 Coleman Road, North Evington, Leicester LE5 4AD
17	150 Bottleacre Lane, Loughborough, Leicestershire LE11 1JQ
18	84 Barkby Lane, Barkby, Leicester LE7 2BB



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

#### 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  
1

Flat G5, Ground Floor, 7 Grosvenor Gate, Gypsy Lane, Leicester LE5 0TL

GUIDE PRICE: £80,000 - £85,000



## RESIDENTIAL INVESTMENT

### Location:

The flat is located off Gypsy Lane, within the Grosvenor Gate development.

### Description:

A large well presented 2 bedroom ground floor self-contained flat with electric heating.

### Accommodation:

#### Ground Floor:

Entrance hall, lounge/kitchen, 2 bedrooms one with en-suite and bathroom.

Total GIA: 785 sqft (73 sqm) approx.

### Outside:

Communal car parking.

### Tenure:

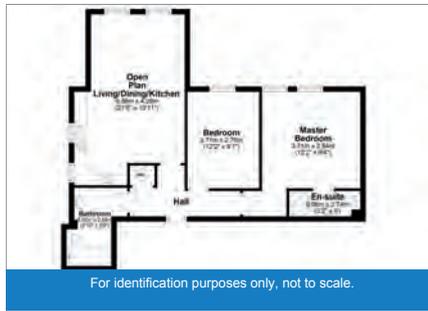
- Leasehold: 125 years from 01.07.05.
- Ground Rent: £200 pa.
- Service Charge: £961.44 pa.
- Let on a 6 months AST from 20.05.16 at £575 pcm (£6,900 pa) exc.

### Energy Performance Certificate:

Rating 37, Band F.

### Solicitors:

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



For identification purposes only, not to scale.

LOT  
2

208 Fosse Road North, Leicester LE3 5ET

GUIDE PRICE: £100,000 - £105,000



## RESIDENTIAL

### Location:

The property is located near to the junction of Henley Road.

### Description:

A palisaded villa with 2 bedrooms and double glazing. The property requires modernisation.

### Accommodation:

#### Ground Floor:

2 reception rooms, kitchen.

#### First Floor:

2 bedrooms, bathroom.

### Outside:

Front garden, rear garden with outbuildings.

### Note:

- The property requires modernisation.
- Previously marketed for £120,000.

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 32, Band F.

### Solicitors:

Josiah Hincks, 41 High Street, Market Harborough, Leicestershire LE16 7NL  
Tel: (01858) 464462 ~ Ref: E Sharp



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### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**Wednesday 18 September 2019**

Entries now being taken



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

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

**LOT  
3****1-3 Keats Lane, Earl Shilton, Leicestershire LE9 7DQ****GUIDE PRICE: £475,000 - £500,000**

## RESIDENTIAL INVESTMENT

### Location:

The property is located on the edge of the town centre, near to the junction of Hill Top and High Street.

### Description:

A two storey semi detached property providing 8 newly converted self contained flats comprising 3 studio flats and 5x1 bedroom flats. The flats have been finished to a high specification and have electric heating and double glazing.

### Note:

- Extended completion of 6 weeks (if required).
- Flat 1 has a rental increase after 6 months of the term to £5,400 pax

### Tenure:

Freehold, subject to existing tenancies.

### Solicitors:

Salisbury Harding & Barlow, 1 Berridge Street, Leicester LE1 5JT  
Tel: (0116) 262 6052 ~ Ref: C Gooch

Flat / Floor	Accommodation	EPC Rating, Band	Assured Shorthold Tenancy	Rent £ pax
1 - Ground	Lounge/kitchen, bedroom, shower room	51,E	12 month from 29.06.19	5,100 *see note
2 - Ground	Lounge, bedroom, kitchen, shower room	52,E	12 month from 24.05.19	5,400
3 - Ground	Lounge/kitchen, bedroom, shower room	58,D	12 month from 28.06.19	5,100
4 - Ground	Lounge/bedroom, kitchen, shower room	56,D	12 month from 25.05.19	5,400
5 - First	Lounge/kitchen, bedroom, shower room	64,D	12 month from 26.06.19	4,800
6 - First	Lounge/bedroom, kitchen, shower room	74,C	6 months from 13.07.19	4,800
7 - First	Lounge/bedroom, kitchen, shower room	74,C		
8 - First	Lounge/kitchen, bedroom, shower room	67,D	12 month from 25.06.19	4,800
Current Rental Value				35,400
Estimated Rental Value				41,700

### 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).



# 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.

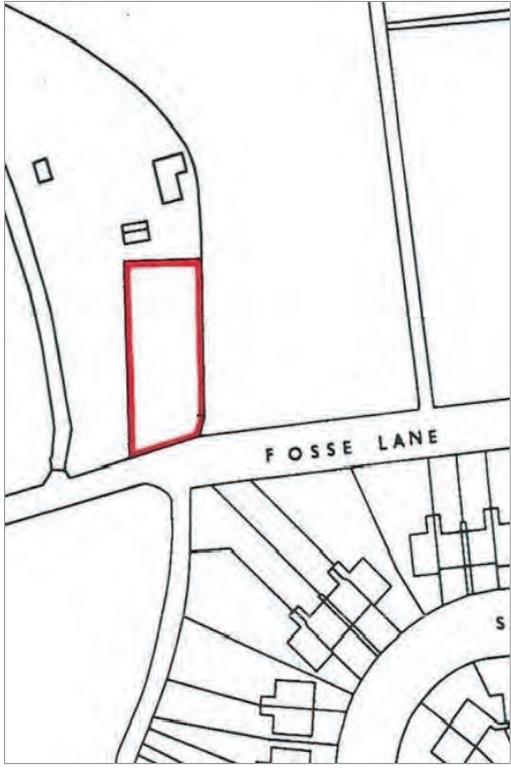
These need to be received at least 2 days before the auction.

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

**LOT 4**

**Land at The Laurels, Fosse Lane, Leicester LE3 9AA**

**GUIDE PRICE: £90,000 - £95,000**



### RESIDENTIAL DEVELOPMENT

**Location:**  
The site is located off Samson Road/Comet Close which is off Stephenson Drive and opposite St Clement's Court development.

**Description:**  
A level rectangular site of approximately 0.16 acres (650 sqm).

**Site Area:**  
0.16 acres (650 sqm) approx.

- Planning:**
- The site previously had planning permission for 2x4 bedroom semi detached houses.
  - Planning Permission No 20140476 dated 20.11.14. This has lapsed.
  - Local Authority: Leicester City Council (0116) 454 1000.

**Tenure:**  
Freehold.

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



**8 IMPORTANT NOTICE:**  
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**NEXT AUCTION DATE:**  
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www.shonkibrothers.com

**LOT  
5**

**Ludlow House, 41 Queen Street, Shepshed, Loughborough LE12 9RZ**

**GUIDE PRICE: £240,000 - £260,000**



## RESIDENTIAL

### Location:

The property is located on Queen Street, a one-way street which can be accessed from Market Place via either Church Street or Loughborough Road/Church Side.

### Description:

An extended detached property with 5 bedrooms, double garage, 2 workshops, gas central heating and double glazing. .

### Accommodation:

#### Ground Floor:

Entrance hallway, 2 reception rooms, kitchen/diner, lobby area from garden, study.

#### First Floor:

4 bedrooms, bathroom.

#### Second Floor:

Bedroom.

#### Outside:

Side driveway to rear garden with double garage and 2 workshops.

#### Tenure:

Freehold.



### Energy Performance Certificate:

Rating 35, Band F.

### Solicitors:

Edward Hands & Lewis, 44 Church Gate, Loughborough LE11 1UE  
Tel: (01509) 212108 ~ Ref: P Coyle

### 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  
6**

**Apartment 57, The Horizon, 2 Navigation Street, Leicester LE1 3UN**

**GUIDE PRICE: £70,000 - £75,000**



### RESIDENTIAL INVESTMENT

**Location:**

The property is located in the city centre, off Burleys Way.

**Description:**

A tenth floor, one bedroom apartment with concierge service, lift, balcony, electric heaters and double glazing.



**Accommodation:**

**Tenth Floor**

Entrance hallway, lounge/kitchen, bedroom, bathroom, store cupboard, balcony.

**Total GIA:** 527 sqft (49 sqm) approx.

**Tenure:**

- Leasehold: 99 years from 2003.
- Service Charge: £355.46 qtr.
- Ground Rent: £150 pa.
- Let on a 6 months AST from 01.03.19 at £500 pcm (£6,000 pa) exc.

**Energy Performance Certificate:**

Rating 79, Band C.

**Solicitors:**

Chetty & Patel, 117 Evington Road, Leicester LE2 1QH  
Tel: (0116) 254 6222 ~ Ref: U Patel

**LOT  
7**

**Chasers, 15 Free Lane, Leicester LE1 1JX**

**GUIDE PRICE: £280,000 - £300,000**



### COMMERCIAL INVESTMENT

**Location:**

The property is located in the city centre off Halford Street and near to Charles Street.

**Description:**

A 3 storey commercial property of approximately 1,728 sqft currently used as a nightclub and fully licensed adult club.

**Accommodation:**

**Ground Floor:** Nightclub/bar.

**GIA:** 880 sqft (81.8 sqm)

**First Floor:** Adult club, bar area.

**GIA:** 424 sqft (39.4 sqm)



**Second Floor:**

Offices, w.c's.

**GIA:** 424 sqft (39.4 sqm)

**Total GIA:** 1,728 sqft (160.7 sqm) approx.

**Planning:**

- We have been advised that the property has existing consent for drinking establishment (A4) and adult club use.
- Local Authority: Leicester City Council (0116) 454 3000.

**Tenure:**

- Freehold, subject to existing lease.
- Let on a 7 year FRI lease from 20.04.15, at a rent of £25,000 pax with 3 yearly rent reviews.

**Energy Performance Certificate:**

Rating 165, Band G.

**Solicitors:**

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

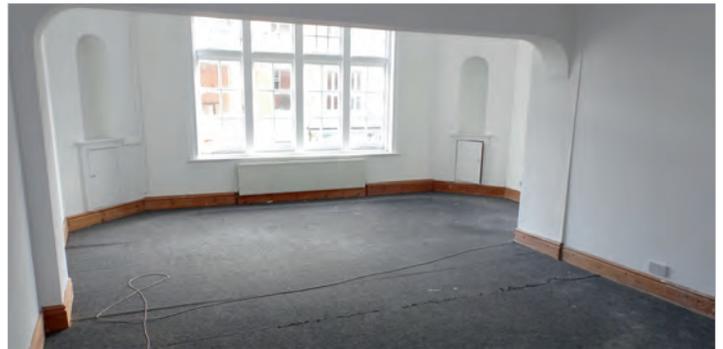
**10**

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www.shonkibrothers.com



**COMMERCIAL**

**Location:**

The property is located in the city centre near to the entrance of Highcross shopping centre.

**Description:**

A 3 storey period double fronted terrace property with basement totalling approximately 1,987 sqft providing open plan retail area on the ground floor and ancillary storage in the basement and upper floors. There is potential for retail/residential on the upper floors subject to planning permission.

**Accommodation:**

**Basement:**

604 sqft (56.1 sqm)

**Ground Floor:**

Retail Area: 545 sqft (50.6 sqm)

**First Floor:**

Stores: 381 sqft (35.4 sqm)

**Second Floor:**

Stores: 457 sqft (42.5 sqm)

**Total GIA:** 1,987 sqft (184.6 sqm) approx.

**Planning:**

- Potential for retail/residential on the upper floors.
- Local Authority: Leicester City Council (0116) 454 1000.

**Note:**

Previously marketed for £395,000.

**Tenure:**

Freehold.

**Energy Performance Certificate:**

Rating 42, Band B.

**Solicitors:**

Frisby & Small, 5 De Montfort Street, Leicester LE1 7GE  
Tel: (0116) 233 5522 ~ Ref: J Crowson

**Joint Agent:**

Andrew & Ashwell

**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 18 SEPTEMBER 2019



# Your property matters!

**Kal Sangra**  
SHONKI BROTHERS

We will look after your interest at every level, from the initial valuation to sale and completion!

Kal

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ters!

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We don't believe in waiting for things to happen, we make them happen!

Aman

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roperty matters!

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Why wait when we can get the deal done for you!

Kaleem

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Our passion and dedication, will achieve that sale - trust in us!

Marlis

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erty matters!

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If you want to sell - we make it happen!

Harjit

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At Kal Sangra ~ Shonki Brothers, teamwork is our middle name, we will get the job done, together!

Joe

**0116 254 3373**

Your property matters!

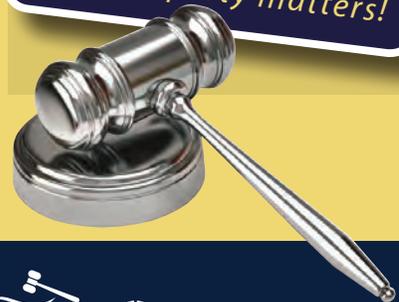
**Kal Sangra**  
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Amanpreet

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Your property matters!



# 0116 254 3373



85 GRANBY STREET, LEICESTER LE1 6FB  
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**LOT  
9**

**27-28 Charter Street, Leicester LE1 3UD**

**GUIDE PRICE: £975,000 - £1,000,000 + VAT**



## COMMERCIAL

### Location:

The property is located near to Belgrave Gate Flyover and Morningside Arena.

### Description:

The property comprises of 2 single storey interlinked brick built industrial units and offices with mezzanine totalling 22,672 sqft. The units benefit from forecourt parking, gas blower heating systems, 2 roller shutter doors, three phase electric, sprinkler system, kitchen and toilet facilities for each unit.

### Planning:

- Existing Industrial (B1/B2) Use.
- Local Authority: Leicester City Council (0116) 454 1000.

### Tenure:

- Long Leasehold.
- 99 Years from 25.12.1977.

### Energy Performance Certificate:

Rating 88, Band D.

### Solicitors:

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



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Unit	Floor	sqft (sqm) approx.
27	Ground	3,744 (348.2)
	Mezzanine	3,744 (348.2)
	GIA	7,488 (696.4)
28	Ground	7,592 (705.3)
	Mezzanine	7,592 (705.3)
	GIA	15,184 (1,410.6)
TOTAL GIA:		22,672 (2,107)
Outside		Parking for approximately 20 cars

### 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  
10**

**Elms Farm, Thurlaston Lane, Earl Shilton, Leicestershire LE9 7EF**

**GUIDE PRICE: £240,000 - £260,000**



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Plans are for location purposes only.

## RESIDENTIAL

### Location:

The property is located on Thurlaston Lane near to Church Street.

### Description:

A detached property on a site area of approximately 0.33 acres with 4 bedrooms, double garage, gas central heating and double glazing. The property requires modernisation.

### Accommodation:

#### Ground Floor:

Entrance hallway, 3 reception rooms, kitchen, utility room.

#### First Floor:

4 bedrooms, bathroom.

#### Outside:

Front garden, side driveway to double garage, rear garden.

#### Site Area:

0.33 acres (1,597 sqyds) approx.

#### Note:

The property requires modernisation.



### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 54, Band E.

### Solicitors:

Knights PLC, 34 Pocklington Walk, Leicester LE1 6BU  
Tel: (0116) 242 1251 ~ Ref: S Rhodes

14

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

NEXT AUCTION DATE:

**Wednesday 18 September 2019**

Entries now being taken



85 Granby Street, Leicester LE1 6FB  
Tel: 0116 254 3373  
Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)  
[www.shonkibrothers.com](http://www.shonkibrothers.com)

## 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  
11**

**65 & 65A Bateman Road, New Parks, Leicester LE3 9HF**

**GUIDE PRICE: £140,000 - £150,000**



## COMMERCIAL / RESIDENTIAL

### On behalf of PA Housing



#### Location:

The property is located at the junction of Bloxham Road opposite to Londis store.

#### Description:

A 2 storey semi detached property with ground floor retail unit and a one bedroom self contained flat above.

#### Accommodation:

##### Ground Floor:

Sales Area: 253 sqft (23.5 sqm)  
Store room: 123 sqft (11.4 sqm)  
Conservatory, kitchenette, w.c.

##### Outside:

Rear garden.

##### First Floor:

Lounge, kitchen, bedroom, bathroom.

##### Outside:

Rear garden.

#### Note:

- The sale will be subject to the Buyer covering the Seller's costs incurred in the sale of the property.
- No offers will be accepted on this lot prior to the auction.

#### Tenure:

Freehold.

#### Energy Performance Certificate:

65: Pending  
65A: Rating 67, Band D.

#### Solicitors:

Shakespeare Martineau, Two Colton Square, Leicester LE1 1QH  
Tel: (0116) 257 4466 ~ Ref: L Garratt



#### 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  
12

6 Northampton Street, Leicester LE1 1PA

GUIDE PRICE: £145,000 - £150,000



## COMMERCIAL

### Location:

The property is located in the city centre between Charles Street and Granby Street,

### Description:

A terrace retail unit previously used as barbers shop with a self contained office above.

### Accommodation:

#### Ground Floor:

Retail unit: 320 sqft (29.8 sqm)  
W.C.

### First Floor:

Open plan office: 308 sqft (28.7 sqm)  
W.C.

**Total GIA:** 628 sqft (58.4 sqm) approx.

### Planning:

- Ground floor has hairdressing salon (A1) use.
- First floor was used as office.
- Potential to convert the first floor to residential subject to planning.
- Local Authority: Leicester City Council (0116) 454 1000.

### Tenure:

Freehold.

### Energy Performance Certificate:

G/F: Rating 92, Band D.

F/F: Rating 143, Band F.

### Solicitors:

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



LOT  
13

18 Belvoir Road, Coalville, Leicestershire LE67 3PE

GUIDE PRICE: £80,000 - £85,000 + 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:

Rating 143, Band F.

### Solicitors:

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

16

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

NEXT AUCTION DATE:  
**Wednesday 18 September 2019**  
Entries now being taken

**Kal Sangra**  
SHONKI BROTHERS

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Tel: 0116 254 3373  
Email: info@shonkibrothers.com  
www.shonkibrothers.com

LOT  
14

327 London Road, Stoneygate, Leicester LE2 3NE

GUIDE PRICE: £625,000 - £650,000



## RESIDENTIAL

### Location:

The property is located on the corner of Knighton Road.

### Description:

A large corner detached property that has been extensively refurbished to a high standard throughout. The property has 4 double bedrooms, garage, gas central heating, double glazing and is fully alarmed.

### Accommodation:

#### Ground Floor:

Porch, large entrance hall, lounge, open plan kitchen and large family area, utility room, cloakroom, w.c.

#### First Floor:

4 double bedrooms two with en-suites, bathroom.

#### Outside:

Gardens surrounding the property, vehicular access from Knighton Road, driveway to car standing space for multiple cars and garage.

### Planning:

- Potential for alternative uses such as clinics, health centres, creche, day nursery etc subject to planning permission.
- Local Authority: Leicester City Council (0116) 454 1000.

### Note:

Previously marketed for £725,000.

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 66, Band D.

### Solicitors:

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

### IMPORTANT NOTICE:

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

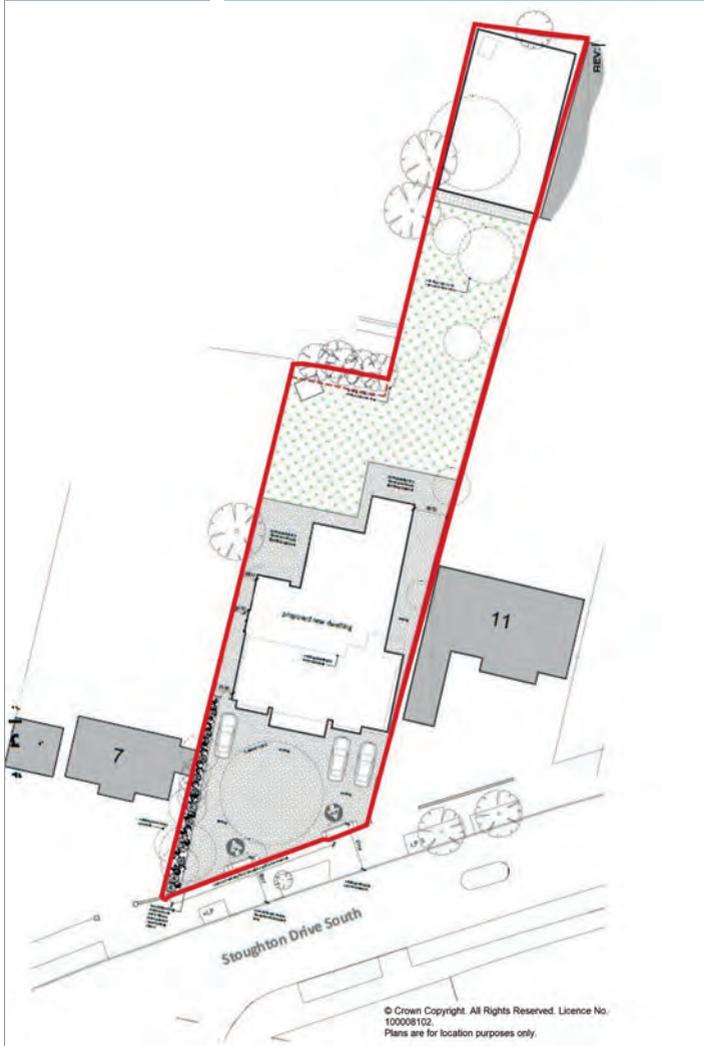
### BUYERS FEE:

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

LOT  
15

9 Stoughton Drive South, Oadby, Leicester LE2 2RJ

GUIDE PRICE: £600,000 - £625,000



## LAND / RESIDENTIAL DEVELOPMENT

### Location:

The property is located in a highly sought after area in Oadby opposite St Andrews Drive and near to the junction of The Broadway.

### Description:

A level site of approximately 0.36 acres with planning permission for a large detached 3 storey property of approximately 7,500 sqft with potentially 3 reception rooms and 10 bedrooms.

### Site Area:

1,467.5 sqm (0.36 acres) approx.

### Accommodation:

#### PROPOSED ACCOMMODATION:

##### Ground Floor:

Large entrance hallway, large open plan living and dining area, kitchens, 2nd kitchen/utility area, reception room, orangery, sun room, storage room, w.c's, lift to all floors.

##### First Floor:

Landing with seating area leading to balcony, master bedroom with balcony, 2 dressing rooms (potential bedrooms), en-suite bathroom, 2 bedrooms with dressing room and Jack and Jill bathroom, further bedroom with en-suite.

### Second Floor:

4 bedrooms one with en-suite, family bathroom, cinema room/bedroom, storage room.

### Outside:

Front garden with in and out driveway, double garage, off road parking, long rear garden.

### Site Area:

0.36 acres (1,467.5 sqm) approx.

### Planning:

- Planning permission has been granted for a large detached 3 storey property of approximately 7,500 sqft.
- Planning Application No. 14/00530/FUL dated 08.02.18.
- Local Authority: Oadby & Wigston (0116) 257 2636.

### Note:

- There is potential for 3 reception rooms and 10 bedrooms.
- The sale will be subject to Buyer paying the Seller's legal and auctioneer's fees.

### Solicitors:

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

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#### IMPORTANT NOTICE:

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NEXT AUCTION DATE:

**Wednesday 18 September 2019**

Entries now being taken



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

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

LOT  
16

34 & 36 Coleman Road, North Evington, Leicester LE5 4AD

GUIDE PRICE: £190,000 - £200,000



## RESIDENTIAL INVESTMENT

### Location:

The property is located near to the junction of Uppingham Road and The Portway.

### Description:

A terrace property converted to 2x2 bedroom self contained flats having separate accesses, gas central heating and double glazing.

### Tenure:

Freehold, subject to existing tenancies.

### Solicitors:

Chetty & Patel, 117 Evington Road, Leicester LE2 1QH  
Tel: (0116) 254 6222 ~ Ref: U Patel



Property	Floor	Accommodation	EPC Rating, Band	Tenancy	Rent (£) pax
34 Access from side entrance	Ground	lounge/kitchen, 2 bedrooms, shower room	67, D	6 months AST from 08.07.19	6,600
36	First	lounge, kitchen, 2 bedrooms, bathroom	69, C	6 months AST from 15.02.19	7,020
Outside		Front and rear gardens			
Current Rental Value					13,620

LOT  
17

150 Bottleacre Lane, Loughborough, Leicestershire LE11 1JQ

GUIDE PRICE: £90,000 - £100,000



## RESIDENTIAL

### Location:

The property is located off Belton Road.

### Description:

A semi detached property with 2 bedrooms. The property requires complete modernisation.

### Accommodation:

#### Ground Floor:

Entrance hall, lounge, kitchen/diner.

#### First Floor:

2 bedrooms, bathroom.

#### Outside:

Front garden with off road parking, side access to large rear garden.

### Note:

The property requires complete modernisation.

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 54, Band E.

### Solicitors:

GD Property Solicitors, Lowry Mill, 2nd Floor, Lees Street, Swinton, Manchester M27 6DB  
Tel: (0161) 952 4290 ~ Ref: L Rabbani



### 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  
18

84 Barkby Lane, Barkby, Leicester LE7 2BB

GUIDE PRICE: £240,000 - £260,000



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Plans are for location purposes only.

## RESIDENTIAL

### Location:

The property is located near to Main Street.

### Description:

A detached property on a plot of 0.15 acres with 3 bedrooms, gas central heating and double glazing. The property requires upgrading.

### Accommodation:

#### Ground Floor:

Entrance hallway, lounge, kitchen/diner, utility area under stairs.

#### First Floor:

3 bedrooms, bathroom.

#### Outside:

Large front garden, side driveway to garage, rear garden with store.

#### Site Area:

0.15 acres (735.5 sqyds ) approx.

### Planning:

- Potential to extend or redevelop the site subject to planning permission.
- Local Authority: Charnwood Borough Council (01509) 634737.

### Note:

The property requires upgrading.

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 51, Band E.

### Solicitors:

Knights PLC, 34 Pocklington Walk, Leicester LE1 6BU  
Tel: (0116) 242 1251 ~ Ref: S Rhodes

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**IMPORTANT NOTICE:**  
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for definition of guide price.

NEXT AUCTION DATE:

**Wednesday 18 September 2019**

Entries now being taken



85 Granby Street, Leicester LE1 6FB  
Tel: 0116 254 3373  
Email: info@shonkibrothers.com  
www.shonkibrothers.com



# 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.

<p><b>Identity Documents:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Valid photo card driving licence *</li> <li><input type="checkbox"/> Valid passport</li> <li><input type="checkbox"/> Armed forces ID card</li> <li><input type="checkbox"/> Firearms or shotgun certificate</li> <li><input type="checkbox"/> EU member state identity card</li> <li><input type="checkbox"/> Residence permit issued by the Home Office together with own country's passport</li> <li><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.</li> </ul>	<p><b>Evidence of Address:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Recent local council tax bill</li> <li><input type="checkbox"/> Current full driving licence (if not used for identity)</li> <li><input type="checkbox"/> State pension benefit documentation</li> <li><input type="checkbox"/> Most recent original mortgage statement from a recognised lender</li> <li><input type="checkbox"/> Local council or housing association rent card or tenancy agreement</li> <li><input type="checkbox"/> Inland revenue self-assessment statement, tax demand, notification of PAYE coding, tax credit notification</li> </ul>
---	---

\* 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.



## Backing your ambition

We're committed to supporting British business. Our sector specialists are experts in their fields and backed by a full range of products and services. We have local relationship managers who will work closely with you, offering guidance that's focused on your business vision. We've also been voted Bank of the Year for the 12<sup>th</sup> year running. It all adds up to experience you can trust.

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SME Banking - Leicester  
on 07789928096 & 07725426527.

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Company Registration Number: 07859268 | FCA Registration Number: 582573

**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 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.

**Kal Sangra**  
SHONKI BROTHERS

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

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