

PROPERTY AUCTION

SHONKI • BROS
Est. 1965

L.S.Sangra



www.shonkibros.com

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Remote Bidding Auction

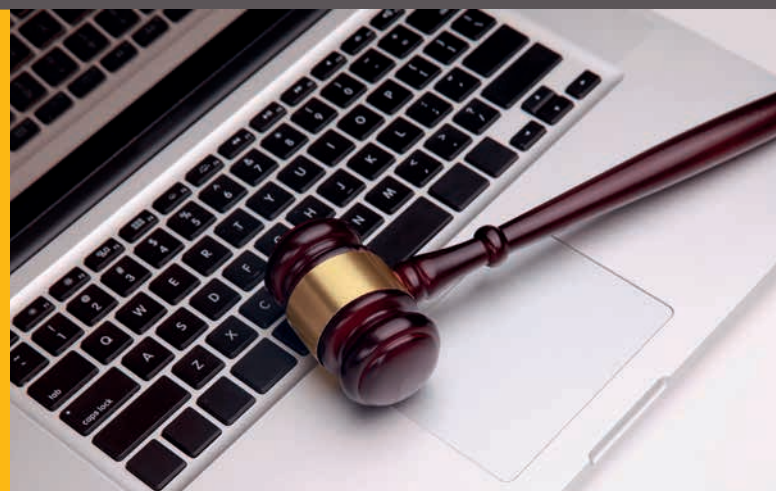
Wednesday 14th April 2021

Commencing 5.00pm

Auction to be streamed live on our website

www.shonkibros.com

Bidding via Internet | Telephone | Proxy



Order of Sale



Garage at 19,
Carey Close, Wigston
Leicester, LE18 2RX



298 Martin Street,
Off Catherine Street,
Leicester, LE4 6EU



52 Vickers Street,
Warsop, Mansfield,
NG20 0NJ



190 Leicester Road,
Enderby, Leicester,
LE19 2BF



6 Midland Road, Ellistown
Coalville, Leicestershire,
LE67 1EG



Flat 1, 15 Glenfield Road,
Leicester, LE3 6AT



47 Clifford Street,
Off Tudor Road,
Leicester, LE3 5RF



Flat 19 Minster Court,
2 Lower Brown Street,
City Centre, Leicester,
LE1 5TH



186 Queens Road,
Clarendon Park,
Leicester, LE2 3FS

**LOT 10**

Block 19, 28 Watkin Road,
Off Upperton Road
Leicester, LE2 7AG

**LOT 11**

97 Grasmere Street,
Off Jarrom Street,
Leicester, LE2 7DB

**LOT 12**

Flat 1, 41 Granby Street,
City Centre, Leicester,
LE1 6EH

**LOT 13**

92 Danvers Road,
Off Narborough Road
Leicester, LE3 2AE

Auction Information

CONDITIONS OF SALE

All Lots are sold subject to the Common Auction Conditions and Special Conditions of Sale, or Revised Special Conditions of Sale (as applicable) along with all Legal Documentation, which are available on our website www.shonkibros.com, along with the Addendum. This also includes any announcements made by the Auctioneer on the Auction day.

PROPERTY VIEWINGS

All potential buyers are expected to view the property (excluding ground rents and unless stated within the catalogue that only "external viewings" are available) and undertake their own investigations in respect of the conditions of the property, we also recommend that you instruct a structural survey before bidding on the property. No utilities, appliances, fittings or services have been tested by the Auctioneers and all potential buyers should have undertaken their own investigations. 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 Seller and Auctioneer's accept no liability for any losses, damage, injury or accident.

We cannot guarantee access to investment properties, as this is at the tenant's discretion. Inspections of vacant properties are strictly by arrangement with the Auctioneers.

AUCTION REGISTRATION

You must register to bid prior to the auction by completing a Remote Bidding Form which can be found on our website www.shonkibros.com or within this catalogue. Please ensure you read and understand the terms and conditions. Your completed remote bidding form should arrive at our offices via email or post 24 hours prior to the auction. You will need to provide two forms of identification (i.e passport/driving license and a utility bill/bank statement issued within the last three months) for the bidder and any other party or parties who wish to be named on the contract.

In accordance with the remote bidding form a member of our auction team will sign the auction contract on the purchasers behalf.

AUCTION PARTICULARS

The particulars prepared within this catalogue are prepared to the best of our knowledge and all potential buyers should make their own enquiries and investigations to the accuracy of the information contained in these particulars. The details prepared are subject to change up to and including the auction day, please ensure you check our website for regular updates. 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 any contents, fixtures or fittings expressed to be included in the sale by inspection of the property and making all the necessary enquiries with the Auctioneers, the vendor, the vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only. The Auctioneers provide no guarantees for the working conditions of any appliances, electrical fittings, sanitary fittings, drains, pipe work or any other service relating to the property. None of these services have been tested by the Auctioneers and it is therefore important that the potential purchaser undertake their own investigations.

LEGAL DOCUMENTATION

The legal documentation for any lots which are to be offered for sale are available to download from our website www.shonkibros.com. All of the lots offered for sale are subject to the Special Conditions/Contract which have been prepared by the sellers solicitors. You are strongly advised to consult

your solicitor and, where appropriate, other professional advisors, prior to bidding. It is the responsibility of the potential buyer to check the legal pack regarding what contents, fixtures and fittings are included within the sale. You can contact the sellers solicitors prior to auction for any pre-auction enquiries, the details can be found within the auction particulars and online. We make no warranty as to what is contained within the legal documents or their correctness and we will be unable to advise you on any of the points contained.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Where necessary all sellers will provide an Energy Performance certificate which will form part of the legal pack.

FINANCE

All successful buyers will need to pay the Auctioneer a non-refundable 10% deposit (subject to a minimum deposit of £2,000.00) along with the buyer's fee of £1250.00 + VAT. Should you need to arrange finance it is strongly advised that you make your mortgage application as soon as possible as completion is normally within 56 days (unless otherwise stated). You must ensure your lender can meet the completion date and discuss this with your lender prior to bidding.

GUIDE PRICE

All Guide Prices are an indication of the seller's current minimum acceptable price at auction. These Guide Prices are generally within 10% upwards or downwards of where the reserve may be set at the time of going to print, subject to the seller's final instructions. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the Auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the Auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

OFFERS PRIOR TO AUCTION

The seller has the right to sell before the Auction, or withdraw the Lot, and neither the Auctioneer nor the seller is responsible for any abortive costs, losses or damages of a prospective buyer.

Offers can be made prior to Auction and will be required in writing and will only be relayed to the seller should the offer be above the guide price. At the point of making your offer in writing you should be in a position to exchange contracts prior to Auction and pay the 10% non-refundable deposit (subject to a minimum of £2,000.00) along with the Buyer's fee of £1250.00 + VAT. Up until contracts have been exchanged there is no commitment from either the seller or buyer and the property remains available on the market. The property is only withdrawn once contracts have been exchanged.

SUCCESSFUL BIDDER

Once the hammer has fallen, the successful buyer will need to pay the Auctioneers a 10% non-refundable deposit (subject to a minimum of £2,000.00) along with the Buyer's fee of £1250.00 + VAT. This will need to be paid by debit/credit card or BAC's payment immediately. In accordance with the Remote Bidding Form the Auctioneers will sign the auction contract on your behalf. At this point contracts have been legally exchanged and the successful bidder is under a binding contract to the purchase of the relevant property.

You will then complete the Memorandum of Agreement of Sale in the form of the one that is presented within the auction catalogue or the contract prepared by the seller's solicitor. If you do not sign the auction contract the Auctioneer is legally entitled to sign on your behalf.

In default of any of the above the Auctioneer shall be entitled, as agent for the vendor, to treat the failure or default as 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.

INSURANCE

It is a purchaser's responsibility to arrange Building Insurance as on the fall of the hammer the successful bidder acquires a legal interest in the property and is therefore liable for the insurance cover. Please speak to us if you wish for any assistance with Building's Insurance.

COMPLETION

Completion is normally within 56 days from the day of the auction sale, unless otherwise stated in the Special Conditions/Contract within the legal pack. At this stage the balance of the purchase price will be required.

If the successful buyer wishes to complete the transaction earlier than the stated completion date, we recommend that they contact the seller's solicitors to make sure they are in a position to complete and all monies have cleared. No guarantee can be given that early completion can take place.

POST AUCTION

After the Auction the Auctioneers will write to all parties concerned informing them of the sale. It is therefore important that you instruct your solicitor and advise them of the purchase. After which the buyer's and seller's solicitors liaise with each other to see the transaction through to completion. As Auctioneers we also monitor the progression of the sale to ensure a smooth completion.

PROPERTY NOT SOLD

If the property doesn't sell in the Auction and has not met its reserve price and you are interested, please inform us and we can approach the sellers with your offer. We can then try to agree a post auction sale with the sellers.

RECOMMENDATIONS

NEVER be afraid to ask our Auction team about anything of which you have any doubts about. Should you have any doubts in relation to the Auction process please contact us via email info@shonkibros.com or call 0116 2557573.

THE PROPERTIES MISREPRESENTATIONS ACT 1991

All the sales particulars have been written to conform to the property misrepresentations Act 1991. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you.

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BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1250.00 +VAT upon exchange of contracts whether the property is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required. (for further information please see *The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue*). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). **NO CASH deposits will be accepted.**

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Remote Bidding Auction

Streamed live on our website www.shonkibros.com

You must pre-register if you are looking to bid



PROXY BIDDING

You authorise the Auctioneer to bid on your behalf up to your maximum pre-set amount.



ONLINE BIDDING

You can bid online from your PC or smart phone in real-time through a secure portal via our website.



TELEPHONE BIDDING

One of our Auction team will give you a call and bid as per your instructions over the phone.

Please ensure you adhere to the following rules when registering to bid:

- ▶ A separate Remote Bidding Form must be completed for each Lot you wish to bid on. This form must be hand delivered, posted or emailed to our office and should arrive at our offices at least 24 Hours prior to the auction date.
- ▶ All prospective bidders must provide proof of identity and proof of address such as a Bank Statement or Utility Bill issued within the last 3 months.
- ▶ When internet bidding you can stipulate that you wish to bid on all lots. However, you will not be obliged to bid, but the Auction will be fully accessible to you. Therefore, you will not miss out on any lots and can view the Auction as if you attending a traditional auction room.
- ▶ Should you be successful in purchasing a property at Auction payment will be taken from your card which you have registered as part of Remote Bidding Form.

Please note:

It is a purchaser's responsibility to complete all pre-auction checks which include viewing the property, reading the legal pack, reading the special conditions, checking any addendums, along with arranging and surveys or obtaining finance.

As with a traditional auction, on the fall of the hammer your purchase is legally binding and exchange of contracts happens immediately. In accordance with the terms and conditions of the Remote Bidding Form, our Auction team will sign the auction contract on your behalf.

In relation to Telephone Bidding, there will be a limit to how many telephone bids we can have for any property. Therefore should the capacity be reached you will be offered either Proxy or Internet bidding.

The provision of a telephone or internet connection service is not guaranteed. Such services may not be continuous and may be interrupted by factors within or outside of our control. The remote bidder accepts that Shonki Bros. (and Essential Information Group (EIG) for INTERNET bidding) will not be held responsible for any bid that fails to be received or is delayed or where the bid is made in error.

**PLEASE DO NOT HESITATE TO CONTACT US IF YOU HAVE ANY QUESTIONS
IN RELATION TO THE REMOTE BIDDING PROCESS.**

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Proof of Identity & Address

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

The regulations came into force on the 26th June 2017, in order to comply with the regulations; all buyers must provide Shonki Bros. Auction Team with proof of identity and proof of address in order to comply with our bidder identification procedures.

In addition please see below for further guidance:

PROOF OF IDENTITY	PROOF OF ADDRESS
<ul style="list-style-type: none">• Current Passport• Current Full UK driving licence/photocard driving licence• Residential Permit issued by Home Office to EU Nationals• Inland Revenue tax notification• Firearms Certificate	<ul style="list-style-type: none">• Current full UK driving licence/photocard driving licence• A utility bill issued within the last three months• Local Authority tax bill (valid for current year)• Bank, Building Society or Credit Union stating current address• The most recent original mortgage statement from a recognised lender

JOINT BUYERS

- Proof of I.D & Address required for each bidder & buyer

ACTING AS AGENT FOR BUYER

- Written authority from the bidder & buyer giving you their authority to bid on their behalf.
- Proof of I.D & Address required for bidder & buyer

LIMITED COMPANY OR LIMITED LIABILITY PARTNERSHIP (LLP)

- Proof of I.D & Address required for bidder & buyer
- Proof of I.D & Address for shareholders holding more than 25% of share capital
- Full names of board of directors (unless company is listed on a regulated market)
- Certificate of incorporation
- Proof of registered office address
- A letter of authority from company

UNINCORPORATED BUSINESS OR PARTNERSHIP

- Full names(s) of proprietor / all partners
- Proof of I.D & Address for shareholders holding more than 25% of share capital
- Written authority from the company that you have authority to purchase on behalf of the company at auction
- Certificate of incorporation

TRUST

- Proof of I.D & Address for all individuals with a vested interest in 25% or more of the capital and/or those who exercise control over the Trust.
- List of trustees
- List of beneficiaries
- Trust Deed

PLEASE NOTE THAT ONLY THE ABOVE DOCUMENTS WILL BE ACCEPTED

Remote Bidding Form

I hereby instruct and authorise Shonki Bros. Auctions to bid on my behalf in accordance with the terms and conditions. I understand that should my bid be successful, the offer will be binding upon me and that I will be legally bound by the applicable Conditions of Sale and any addendums applicable to the property and by the terms of the Notices to Prospective Buyers.

I wish to bid by:
(tick relevant box only)

Telephone

Proxy

Internet

PROPERTY DETAILS			
Auction Date:		Lot No.	
Property Address:			

PROPOSED PURCHASER		SOLICITORS DETAILS	
Name:		Name of Solicitor:	
		Company	
Address:		Address:	
Postcode:		Postcode:	
Tel No.		Tel No.	
Alternative No.			

FOR PROXY BIDS ONLY			
Maximum Bid: (figures)	£	Maximum Bid: (words)	
Signature of prospective purchaser or person signing on purchaser's behalf:			
Full name and address of signatory: (Only fill out if acting on purchaser's behalf)			
Signed		Date of signing	

Shonki Bros. Auctions will bid on my behalf if required taking instructions on the telephone or via the internet when the relevant lot is being sold at auction.

I authorise you to record such bidding and instructions in order to avoid any doubts and disputes.
I authorise the auctioneers to sign the auction contract on my behalf.

LOT 1

GARAGE AT 19, CAREY CLOSE

WIGSTON, LEICESTER, LE18 2RX



DESCRIPTION

Freehold. Single detached lock up garage situated within a quiet residential location. Ideal for investment or storage purposes.

LOCATION

The garage is best approached via the main A5199 Welford Road continue for approximately 3 miles. At the roundabout continue on to Bull Head Street and turn right onto Moat Street then left on Horsewell Lane. Turn left into Durnford Road and right into Carey Close where the garage is on the right hand side of the cul-de-sac.

ACCOMMODATION

Single detached garage - 17' x 8'5" = 144.5 sq ft (13.42 sq m) approx.

TENURE

Freehold.

RENT ACHIEVABLE

£50.00 per calendar month exclusive (£600.00 per annum).

NOTE

- The minimum deposit to be paid on this lot is £2,000.00.
- Purchasers are to be made aware that an additional charge of £750.00+ VAT will be collected on completion by the seller to cover costs incurred in selling the garage.
- The completion date will be on or before four weeks following exchange of contract.

SOLICITORS

Rich & Carr Solicitors, 24 Rutland Street, Leicester, LE1 1RD. TEL: 0116 253 8021. (REF: E.Tildesley)
Email: etildesley@richandcarr.co.uk

Price Guide: £5,000 - £10,000

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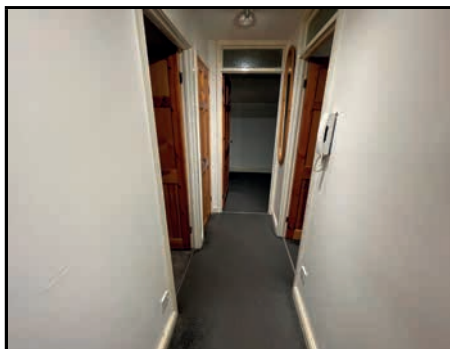
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1250.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply).
NO CASH deposits will be accepted.

LOT 2

298 MARTIN STREET

OFF CATHERINE STREET, LEICESTER, LE4 6EU



DESCRIPTION

Leasehold. One bedroom ground floor flat having electric heating. Ideal for owner occupier, rental investor or first time buyer.

LOCATION

The property is located off Catherine Street within a purpose built block. All amenities and schools for all grades are located close by.

ACCOMMODATION

Communal entrance area:

Ground Floor Flat:

Entrance hall, living room, kitchen, bedroom, bathroom.

TENURE

Leasehold with vacant possession.

The flat is held on a lease for a term of 125 years from the 1st May 1996. We have been verbally informed by the vendors that there is a service charge payable of £420.00 per annum which includes building insurance and ground rent payable of £67.00 per annum (please refer to legal documentation).

RENT ACHIEVABLE

£495.00 per calendar month exclusive (£5,940.00 per annum).

NOTE

- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com.

SOLICITORS

Smith Partnership Solicitors, Charnwood Court,
5b New Walk, Leicester, LE1 6TE
Tel: 0116 247 2000 (REF: M.Bhimber)
Email: manveer.bhimber@smithpartnership.co.uk

Price Guide: £69,000+

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NO CASH deposits will be accepted.

LOT 3

52 VICKERS STREET

WARSOP, MANSFIELD, NG20 0NJ



DESCRIPTION

Freehold. Three bedroom mid terrace property having double glazing. Ideal for owner occupier, rental investor or first time buyer.

LOCATION

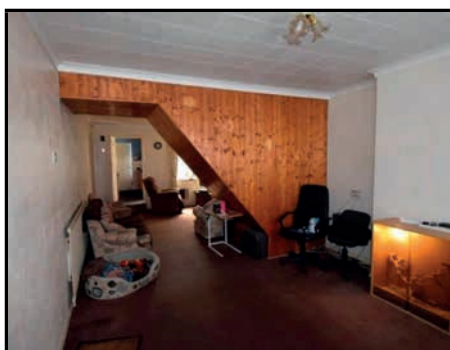
The property is situated within walking distance of all local amenities, along with the nearby town of Shirebrook. The property also offers quick and easy access to Nottingham and Mansfield.

ACCOMMODATION

Ground floor:
UPVC entrance door, dining room, lounge, kitchen, wet room, lean-to.

First floor:
Landing, three bedrooms.

Outside:
Having an enclosed concrete garden to rear of the property, with a storage shed and a brick outhouse.



TENURE

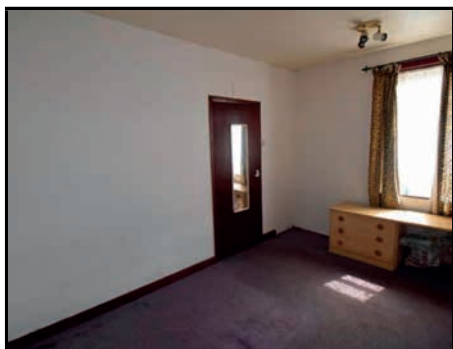
Freehold with vacant possession.

RENT ACHIEVABLE

£550.00 per calendar month exclusive (£6,600.00 per annum).

NOTE

- The Auctioneers have not inspected the property internally.
- The completion date will be on or before eight weeks following exchange of contracts.



ENERGY PERFORMANCE CERTIFICATE

EPC Rating to be confirmed.

SOLICITORS

DWS Solicitors, 14-18 Friar Lane,
Leicester LE1 5RA. Tel: 0116 299 9199 (REF:
L.Hegarty) Email: Lorna.hegarty@d-w-s.co.uk

Price Guide: £65,000+

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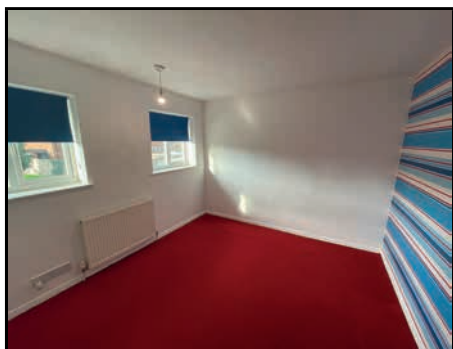
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LOT 4

190 LEICESTER ROAD

ENDERBY, LEICESTER, LE19 2BF



DESCRIPTION

Freehold. Four bedroom extended semi detached property having gas central heating & double glazing, within a popular residential location.

LOCATION

The property is located on the main B4114 Leicester Road, situated within a popular residential area close to all local amenities including Fosse Park Shopping Centre, schools for all grades and more. The property provides easy access to the main M1 & M69 motorway networks.

ACCOMMODATION

Ground Floor

Entrance porch, lounge, kitchen/diner, dining area, conservatory.

First Floor:

Landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom.

Outside:

Driveway providing car standing space leading to garage, large rear garden.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£1,100.00 per calendar month exclusive (£13,200.00 per annum).

NOTE

- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com

SOLICITORS

TML Solicitors, 63b King Street, Leicester, LE1 6RP. Tel: 0116 247 0022 (REF: D.Mahet)
Email: dav@tml-solicitors.co.uk

Price Guide: £209,000+

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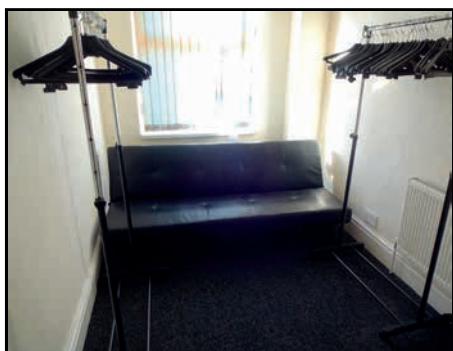
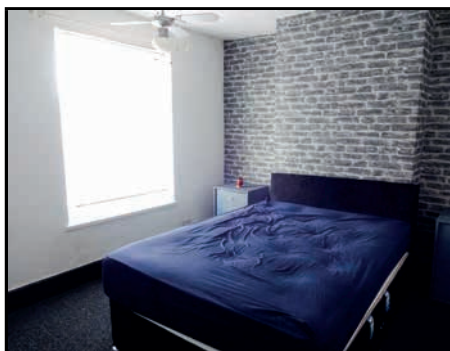
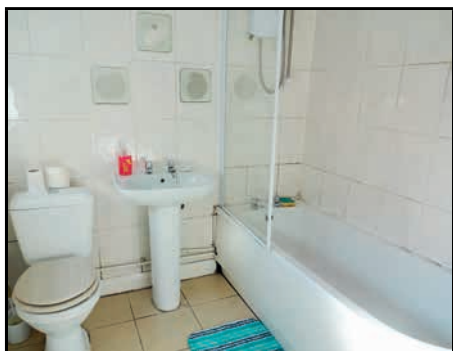
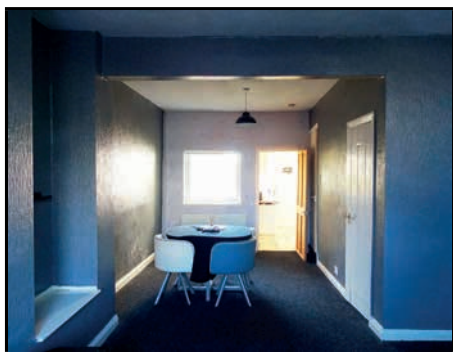
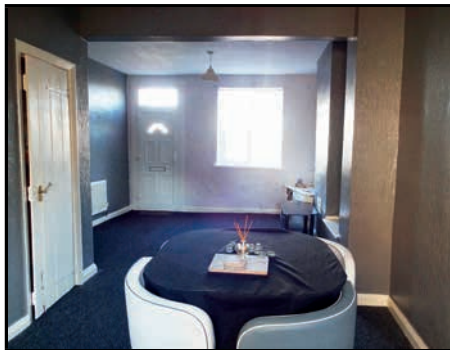
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LOT 5

6 MIDLAND ROAD

ELLISTOWN, COALVILLE, LEICESTERSHIRE, LE67 1EG



DESCRIPTION

Freehold. Three bedroom mid terrace property having gas central heating and double glazing. Ideal for owner occupier, first time buyer or rental investor.

LOCATION

The property is located close to the Amazon Warehouse and Coalville Town Centre.

ACCOMMODATION

Ground Floor:
Large through lounge, kitchen & bathroom.

First Floor:
Landing, three bedrooms.

Outside
Large rear garden area.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£595.00 per calendar month exclusive (£7,140.00 per annum).

NOTE

- Purchasers are to be made aware that an additional charge of £950.00 + VAT will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

Equitas Law, 17 Wellington Street, Leicester, LE1 6HU.
Tel: 0116 2755054. (Ref: Z.Patel)
Email: zaida@equitaslaw.com

Price Guide: £95,000+

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LOT 6

FLAT 1, 15 GLENFIELD ROAD

LEICESTER, LE3 6AT



DESCRIPTION

Leasehold Investment. One bedroom ground floor self contained flat having electric heating & double glazing. Currently Let on an Assured Shorthold Tenancy.

LOCATION

The property can be approached via A47 King Richards Road, going onto Glenfield Road. The flat is within walking distance of Leicester City Centre & De Montfort University.

ACCOMMODATION

Communal entrance area:

Ground Floor Flat:

Entrance area, lounge, kitchen, bedroom, shower room with W.C.

TENURE

Leasehold subject to existing tenancy. The flat has been Let on Assured Shorthold Tenancy for a term of 6 months from 5th April 2020 at a rent of £425.00 per calendar month exclusive (£5,100.00 per annum) (tenants holding over).

The flat is held on a lease for a term of 125 years from 1990. We have been informed by the vendor that there is a service charge and ground rent payable of £900.00 per annum (please refer to legal documentation).

RENT ACHIEVABLE

£495.00 per calendar month exclusive (£5,940.00 per annum).

NOTE

- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com

SOLICITORS

TML Solicitors, 63b King Street,
Leicester, LE1 6RP. Tel: 0116 247 0022
(REF: D.Mahet)
Email: dav@tml-solicitors.co.uk



Price Guide: £55,000+

SHONKI BROS

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BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1250.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply).
NO CASH deposits will be accepted.

LOT 7

47 CLIFFORD STREET

OFF TUDOR ROAD, LEICESTER, LE3 5RF



DESCRIPTION

Freehold. Three bedroom mid town house having gas central heating & double glazing. Ideal for owner occupier, rental investor or first time buyer.

LOCATION

The property is located off Tudor Road providing easy access to Leicester City Centre, De Montfort University and Leicester Royal Infirmary.

ACCOMMODATION

Ground Floor:
Entrance porch, through lounge, kitchen/diner.

First Floor:
Landing, three bedrooms, bathroom.

Outside
Front & rear gardens.

TENURE

Freehold with vacant possession upon completion.

RENT ACHIEVABLE

£750.00 per calendar month exclusive (£9,000.00 per annum).

NOTE

- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

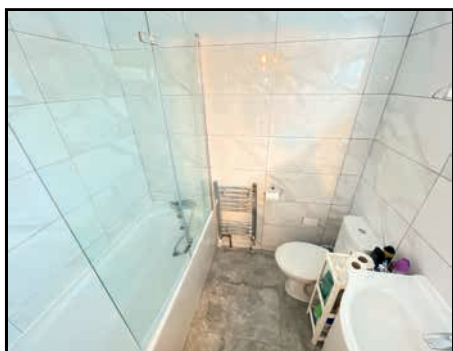
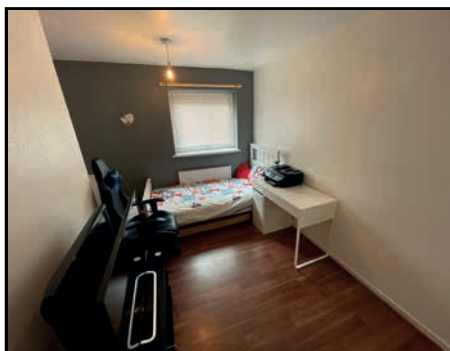
EPC Rating C.

VIRTUAL TOUR

Virtual Tour available on our website
www.shonkibros.com

SOLICITORS

Equitas Law, 17 Wellington Street, Leicester, LE1 6HU.
Tel: 0116 2755054. (Ref: Z.Patel)
Email: zaida@equitaslaw.com



Price Guide: £149,000+

SHONKI BROS

www.shonkibros.com

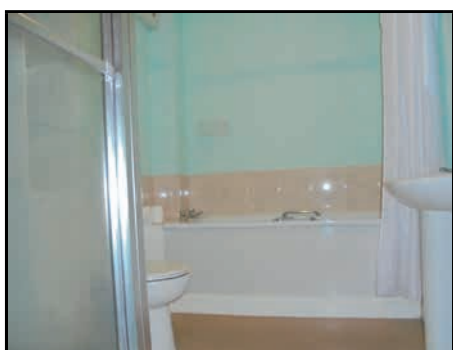
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LOT 8

FLAT 19 MINSTER COURT

2 LOWER BROWN STREET, CITY CENTRE, LEICESTER, LE1 5TH



DESCRIPTION

Leasehold Investment. Two bedroom first floor flat currently Let on an Assured Shorthold Tenancy having gas central heating & double glazing.

LOCATION

The property is located in Leicester City Centre within walking distance of Leicester University, De Montfort University and Leicester Royal Infirmary.

ACCOMMODATION

First Floor Flat:
Entrance hall, living room, kitchen, two bedrooms and bathroom.

TENURE

Leasehold subject to existing tenancy. The flat has been let on an Assured Shorthold Tenancy from the 8th October 2018 for a term of 6 months at a rent of £700.00 per calendar month exclusive (£8,400 per annum) (Tenant holding over).

The flat is held on a lease for a term of 125 years from the 29th September 2002. We have been verbally informed by the vendors that there is a service charge of £1,250.88 per annum, ground rent £340.00 per annum and buildings insurance £310.88 per annum payable (please refer to legal documentation).

NOTE

- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B.

SOLICITORS

Waller Needham & Green Solicitors 72 Broadway, Peterborough, PE1 1SU
Tel: 01733 311422 (REF: C.Waller)
Email: enquiries@wngsolicitors.co.uk

Price Guide: £109,000+

SHONKI BROS

www.shonkibros.com

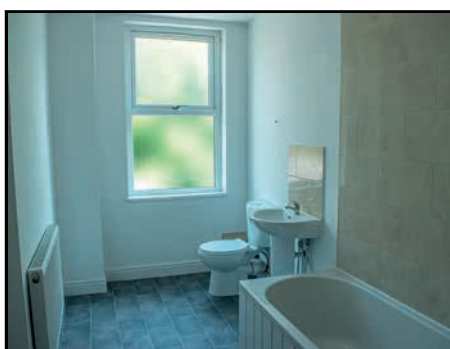
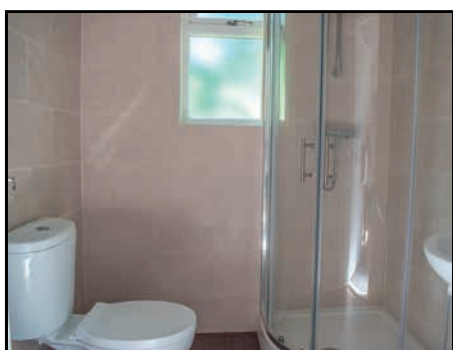
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NO CASH deposits will be accepted.

LOT 9

186 QUEENS ROAD

CLARENDON PARK, LEICESTER, LE2 3FS



DESCRIPTION

Freehold. Two bedroom mid terrace property having gas central heating & double glazing, within a very popular residential location. The property has been fully refurbished.

LOCATION

The property is located close to A6 London Road, Victoria Park and within walking distance of Leicester University.

ACCOMMODATION

Ground Floor:
Entrance hall, front lounge, living room, fitted kitchen, inner lobby, ground floor shower room.

First Floor:
Landing, two bedrooms, bathroom.

Outside:
Private rear yard.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

The property is ideal to let to students and produce a rental income of approximately £14,400.00 per annum.

NOTE

- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating to be confirmed.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com.

SOLICITORS

Bond Adams Solicitors, Richmond House,
94 London Road, Leicester, LE2 0QS
Tel: 0116 285 8080 (REF:S.Sayani)
Email: shameela@bondadams.com

Price Guide: £169,000+

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NO CASH deposits will be accepted.

LOT **10**

BLOCK 19, 28 WATKIN ROAD

OFF UPPERTON ROAD, LEICESTER, LE2 7AG



DESCRIPTION

Leasehold Residential Investment. A third floor apartment which is situated within a desirable complex, having electric heating & double glazing.

LOCATION

The apartment is located close to Leicester City Centre, within walking distance of De Montfort University & Leicester Royal Infirmary. The apartment provides excellent transport communications to the M1 & M69 Motorway networks.

ACCOMMODATION

Communal entrance area leading to apartment:

Apartment:

Entrance hall, open plan lounge/dining room with balcony to rear, kitchen, bedroom and bathroom.

Outside:

The apartment benefits from allocated parking.

TENURE

Leasehold. The apartment is held on a lease for a term of 125 years from 2007. We have been verbally informed that the service charge is £147.00 per calendar month (approx.) and ground rent £150.00 per annum (please refer to legal documentation).

The Apartment is currently Let on a Assured Shorthold Tenancy (tenancy details to be confirmed).

NOTE

- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

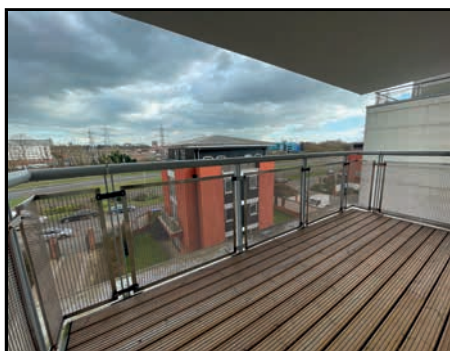
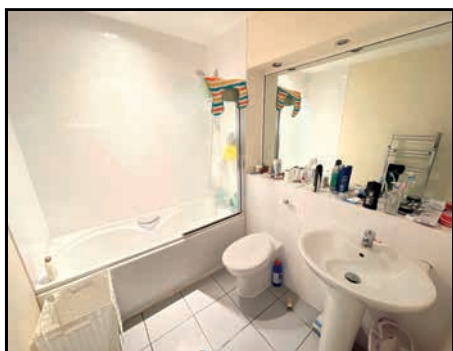
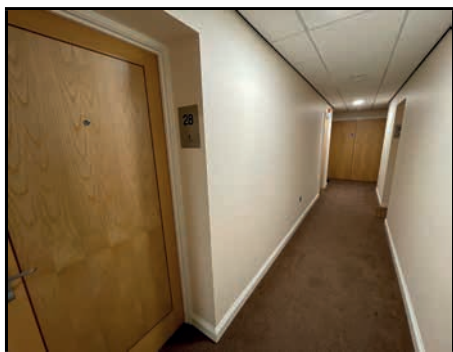
EPC Rating C.

SOLICITORS

Equitas Law, 17 Wellington Street, Leicester, LE1 6HU.
Tel: 0116 2755054. (Ref: Z.Patel)
Email: zaida@equitaslaw.com

JOINT AGENTS

Berkley Estate & Letting Agents
75 Hinckley Road, Leicester, LE3 0TD
TEL: 0116 254 4755



Price Guide: £115,000+

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LOT **11**

97 GRASMERE STREET

OFF JARROM STREET, LEICESTER, LE2 7DB



DESCRIPTION

Freehold. Single storey workshop with forecourt area. Ideal for development subject to obtaining the necessary planning consent.

LOCATION

The property is within walking distance of Leicester University, De Montfort University, Leicester Royal Infirmary and also provides good transport links to the M1 & M69 Motorway networks.

ACCOMMODATION

The property comprises of a detached single storey workshop being used for car repairs. There is parking for approximately six vehicles with access through to the workshop.

Workshop = 1,021 sq ft (94.85 sq m) approx.
Car Parking forecourt = 943 sq ft (87.60 sq m) approx.

TENURE

Freehold.

NOTE

- We have been informed by the sellers that there is single and three phase electricity and water connected to the workshop.
- Purchasers are to be made aware that an additional charge of 1% + VAT will be collected on completion by the seller to cover costs incurred in selling the property.
- The site is considered suitable for residential development subject to obtaining the necessary planning consent.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating to be confirmed.

SOLICITORS

Bond Adams Solicitors, Richmond House,
94 London Road, Leicester, LE2 0QS
Tel: 0116 285 8080 (REF:S.Sayani)
Email: shameela@bondadams.com



Price Guide: £149,000+

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NO CASH deposits will be accepted.

LOT **12**

FLAT 1, 41 GRANBY STREET

CITY CENTRE, LEICESTER, LE1 6EH



DESCRIPTION

Leasehold Investment. A five bedroom first floor apartment having electric heating & double glazing. The apartment benefits from having a House of Multiple Occupation License (HMO).

LOCATION

The property is located in Leicester City Centre, and benefits from a wide range of local amenities including the Highcross Shopping Centre, University of Leicester, De Monfort University and Leicester Royal Infirmary.

ACCOMMODATION

Ground floor:
Communal entrance having a lift and staircase to upper floors.

Apartment:
Open plan living room and kitchen, five bedrooms, two shower rooms.

TENURE

Leasehold subject to existing tenancy (please refer to legal documentation).

RENT ACHIEVABLE

£400.00 per calendar month x 5 tenants =
£2,000.00 per calendar month
£2,000.00 x 12 months = £24,000.00 per annum

NOTE

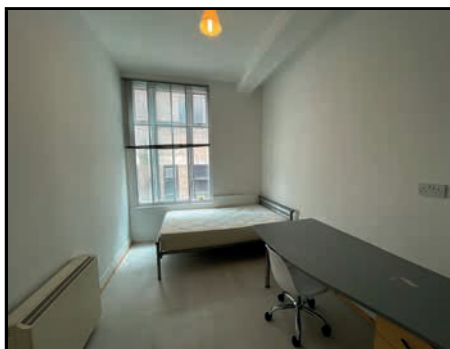
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

SOLICITORS

Chetty & Patel Solicitors, 133 Loughborough Road, Leicester, LE4 5LQ. TEL: 0116 254 6222 (REF: U.Patel)
Email: umesh@chettyandpatel.co.uk



Price Guide: £169,000+

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BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1250.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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NO CASH deposits will be accepted.

LOT **13**

92 DANVERS ROAD

OFF NARBOROUGH ROAD, LEICESTER, LE3 2AE



DESCRIPTION

Freehold. Three bedroom palisaded terrace property having gas central heating & double glazing. In need of slight refurbishment.

LOCATION

The property is located off the main A5460 Narborough Road, within walking distance of De Montfort University and Leicester Royal Infirmary.

ACCOMMODATION

Ground Floor:
Front lounge, living room, kitchen, bathroom.

First Floor:
Landing, three bedrooms.

Outside:
Front forecourt, enclosed rear yard.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£750.00 per calendar month exclusive (£9,000.00 per annum) - after works.

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

SOLICITORS

Equitas Law, 17 Wellington Street, Leicester, LE1 6HU.
Tel: 0116 2755054. (Ref: Z.Patel)
Email: zaida@equitaslaw.com

Price Guide: £119,000+

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HIGHLIGHTS FROM OUR PREVIOUS AUCTIONS

PRICE GUIDE: £149,000+



16 Fernhurst Road, Off Narborough Road South, Leicester, LE3 2PG

SOLD: £165,500

PRICE GUIDE: £145,000+



19 Wordsworth Road, Off Welford Road, Leicester, LE2 6EB

SOLD: £167,500

PRICE GUIDE: £129,000+



140 Maidenwell Avenue, Hamilton, Leicester, LE5 1QR

SOLD: £146,500

PRICE GUIDE: £95,000+



Apartment 33, The Zenith Building, 26 Colton Street, Leicester, LE1 1QA

SOLD: £104,000

PRICE GUIDE: £109,000+



28 Warren Street, Off Tudor Road, Leicester, LE3 5JR

SOLD: £121,000

PRICE GUIDE: £300,000+



46-50 Market Place, Mountsorrel, Leicestershire, LE12 7BA

SOLD: £320,000

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LEGAL DOCUMENTS

All legal documents supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions, plans, will be available for inspection prior to the Auction.

Download legal documentation direct to your computer.
Please visit our website: www.shonkibros.com

NOTE: Prospective bidders are strongly advised to inspect legal documentation and to consult a legal adviser for independent advice prior to bidding.

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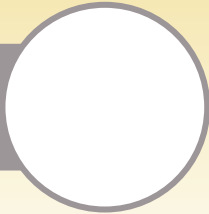
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Memorandum of Agreement of Sale

SHONKI BROTHERS – AUCTIONS

LOT NUMBER:



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The Seller will sell and the Buyer will buy the Property for the Purchase price agreed on the fall of the hammer subject to the Common Auction Conditions for auctions of Real Estate in England and Wales (Edition 3 3rd August 2009) as amended by Seller's General Conditions and Special Conditions.

Note: A copy of the Common Auction Conditions for auctions of Real Estates in England and Wales (Edition 3 3rd August 2009) as amended by Seller's General Conditions of sale and Special Conditions which are available for inspection at the Sellers Auctioneers' offices prior to the Auction and the Buyer is deemed to have inspected and familiarised himself with such conditions prior to Auction whether he has done so or not.

AGREEMENT DATE:

SELLER:

of

BUYER:

of

PROPERTY: ALL THAT property described in the Special Conditions of Sale relating to the above Lot Number and known as

.....

.....

COMPLETION DATE:

PURCHASE PRICE: £

BUYERS PREMIUM: £1250.00 +VAT.
(To be paid to Shonki Bros. Leicester Ltd)

SEARCHES ETC: £

BALANCE: £

LESS DEPOSIT ETC PAID: £

BALANCE DUE: £

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 the 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 Bros Leicester 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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BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1250.00 +VAT upon exchange of contracts whether the property is bought prior to auction, on the auction day or post auction.

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