

# PROPERTY AUCTION

**SHONKI • BROS**  
Est. 1965

L.S.Sangra



[www.shonkibros.com](http://www.shonkibros.com)

SHONKI • BROS  
Est. 1965

## Remote Bidding Auction

Wednesday 15th July 2020

Commencing 5.00pm

Auction to be streamed live on our website

[www.shonkibros.com](http://www.shonkibros.com)

**Bidding via** Internet | Telephone | Proxy



# Order of Sale



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



12 Victoria Street, Wigston,  
Leicester, LE18 1AJ



45 Barnsdale Road,  
Anstey Heights,  
Leicester, LE4 1AX



107 Moira Street,  
Loughborough,  
Leicestershire, LE11 1AU



18 Judith Drive, Evington,  
Leicester, LE5 6FJ



50 Fosse Road North,  
Leicester, LE3 5EQ



16 Woodford Road,  
Freemans Meadow,  
Leicester, LE2 7AQ



85 Hinckley Road,  
Leicester, LE3 0TD



Apartment 127, The Exchange,  
5 Lee Street,  
Leicester, LE1 3AH

ONLINE AUCTION: WEDNESDAY 15TH JULY 2020, 5.00PM



28 Friar Lane / 2 Wycliffe Street, City Centre, Leicester, LE1 5RA



165 Vernon Road, Aylestone, Leicester, LE2 8GG



Apartment 35 Time House, Duke Street, Leicester, LE1 6WB



112 Fosse Road South, Leicester, LE3 0JT

# 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](http://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](http://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](http://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 £950.00 + 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 £950.00 + 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 £950.00 + 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](mailto: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 £950.00 + 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.**

[www.shonkibros.com](http://www.shonkibros.com)

  
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[www.shonkibros.com](http://www.shonkibros.com)

# Remote Bidding Auction

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

### 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

# 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 property 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).

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](http://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](mailto:dav@tml-solicitors.co.uk)



**Price Guide: £55,000+**

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**BUYERS FEE:** The successful purchaser will be required to pay the Auctioneers a buyer's fee of £950.00 (+ 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

# 12 VICTORIA STREET

WIGSTON, LEICESTER, LE18 1AJ



## DESCRIPTION

Freehold. Three bedroom mid terrace property having gas central heating & part double glazing. Ideal for owner occupier or rental investor.

## LOCATION

The property is located off the main Leicester Road, in Wigston Town Centre. All major amenities are located close by along with excellent transport links to Leicester City Centre.

## ACCOMMODATION

**Ground Floor:**  
Front reception room, lobby with stair case off leading to first floor, living room, kitchen, utility room.

**First Floor:**  
Landing, three bedrooms, bathroom.

**Outside:**  
Good sized private rear yard.

## TENURE

Freehold with vacant possession.

## RENT ACHIEVABLE

£650.00 per calendar month exclusive (£7,800.00 per annum).

## NOTE

- Could be ideal to convert into two self contained flats subject to receiving the necessary planning consent.
- The completion date will be on or before eight weeks following exchange of contracts.

## ENERGY PERFORMANCE CERTIFICATE

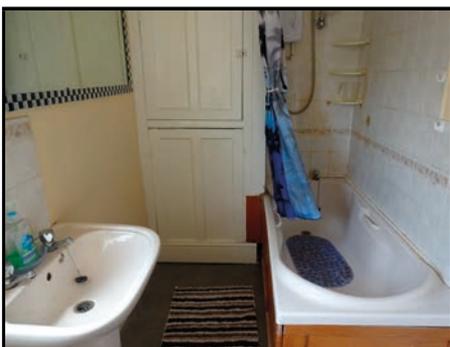
EPC Rating D.

## VIRTUAL TOUR

Virtual Tour available on our website [www.shonkibros.com](http://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](mailto:dav@tml-solicitors.co.uk)



**Price Guide: £125,000+**

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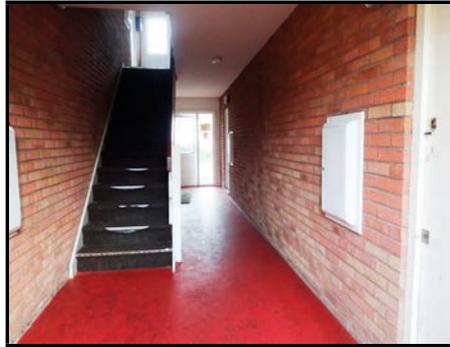
Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply).

NO CASH deposits will be accepted.

LOT 3

# 45 BARNSDALE ROAD

ANSTEY HEIGHTS, LEICESTER, LE4 1AX



## DESCRIPTION

Leasehold Investment. One bedroom ground floor studio flat having electric heating & car parking. Ideal for rental investor or owner occupier.

## LOCATION

The Flat is located off Bennion Road, close to Beaumont Leys Shopping Precinct. Easy access is provided to the A46, M1 and M69.

## ACCOMMODATION

Communal entrance area leading to flat:

### Ground Floor Flat:

Lounge/kitchen/bedroom, shower room with W.C.

### Outside:

Front yard providing car parking.

## TENURE

Leasehold with vacant possession.

The flat is held on a lease for a term of 120 years from the 25th December 1980. We have been informed there is no service charge payable, however the building insurance is £157.00 per annum and ground rent £38.00 per annum (please refer to legal documentation).

## RENT ACHIEVABLE

£450.00 per calendar month exclusive (£5,400.00 per annum).

## NOTE

- The completion date will be on or before six 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: £36,500+**

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**BUYERS FEE:** The successful purchaser will be required to pay the Auctioneers a buyer's fee of £850.00 (+ 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 4

# 107 MOIRA STREET

LOUGHBOROUGH, LEICESTERSHIRE, LE11 1AU



## DESCRIPTION

Leasehold. Ground floor retail unit located close to Loughborough Town Centre. Ideal for a variety of uses subject to obtaining the necessary planning consent.

## LOCATION

The property is located off the main A6 Leicester Road, within walking distance of Loughborough Town Centre. Loughborough has an approximate population of over 50,000 residents, and boasts a state of the art university along with major retailers.

## ACCOMMODATION

**Retail Unit:**  
Sales area, office, kitchen area and toilet.

Net internal area = 750 sq ft (69.67 sq m) approx.

## PLANNING

We have been informed that the property currently has A1 General Retail Use. Interested parties should make their own enquiries via the local authority.

## TENURE

Leasehold with vacant possession. The property is held on a lease for a term of 125 years from 31st July 1991.

## RENT ACHIEVABLE

£650.00 per calendar month exclusive (£7,800.00 per annum).

## NOTE

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

## SOLICITORS

Peppers LLP, 387 City Road, The Angel, London, EC1V 1NA. TEL: 020 7278 4710

**Price Guide: £79,000+**

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**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 **5**

# 18 JUDITH DRIVE

EVINGTON, LEICESTER, LE5 6FJ



## DESCRIPTION

Freehold. Three/Four bedroom semi detached bungalow having gas central heating & double glazing. The property is situated within a popular residential location.

## LOCATION

The property is located close to Goodwood Road, within walking distance of Leicester General Hospital.

## ACCOMMODATION

### Ground Floor:

Entrance hall, lounge, breakfast kitchen, two bedrooms, bathroom, separate W.C, dining room/bedroom three.

### First Floor:

Bedroom four.

### Outside

Front garden having car standing space leading to garage. Side covered area leading to rear garden having a brick store, paving and artificial grass.



## TENURE

Freehold with vacant possession.

## RENT ACHIEVABLE

£850.00 per calendar month exclusive (£10,200.00 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](http://www.shonkibros.com)

## SOLICITORS

Rich & Carr Solicitors, 24 Rutland Street, Leicester, LE1 1RD. TEL: 0116 253 8021. (REF: S.Ramjee)  
Email: [sramjee@richandcarr.co.uk](mailto:sramjee@richandcarr.co.uk)



**Price Guide: £249,000+**

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NO CASH deposits will be accepted.

LOT 6

# 50 FOSSE ROAD NORTH

LEICESTER, LE3 5EQ



## DESCRIPTION

Freehold Investment. Ground floor former taxi office with two self contained flats above Let on Assured Shorthold Tenancies. Ideal investment opportunity.

## LOCATION

The property is located approximately 1 mile from Leicester City Centre. The property is best approached via the main A47 King Richards Road.

## ACCOMMODATION

### Ground Floor:

Two offices, kitchen, W.C.

### First Floor (Flat 1) access via Central Road:

Entrance area with stairs leading to landing, lounge, kitchen, bedroom, bathroom.

### Ground Floor (Flat 2) access via Central Road:

Ground floor entrance area, living room, kitchen, bedroom, bathroom.

### Outside:

Rear yard area.

## TENURE

Freehold subject to existing tenancies.

Flat 1 - The flat has been Let on an Assured Shorthold Tenancy from 14th June 2013 for a term of 6 months at a rent of £395.00 per calendar month exclusive (£4,740.00 per annum). The tenant is currently holding over.

Flat 2 - The flat has been Let on an Assured Shorthold Tenancy from 20th October 2018 for a term of 6 months at a rent of £310.00 per calendar month exclusive (£3,720.00 per annum). The tenant is currently holding over.

## RENT ACHIEVABLE

£1,350 per calendar month (£16,200 per annum).

## NOTE

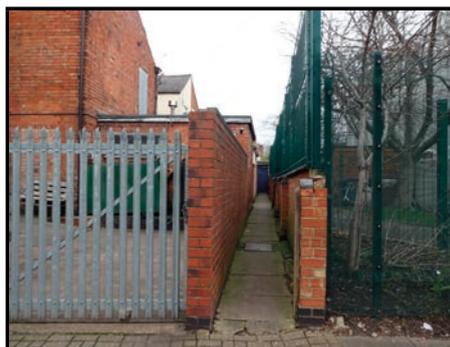
- The completion date will be on or before eight weeks following exchange of contracts.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

## SOLICITORS

Salisbury Harding and Barlow Solicitors,  
1 Berridge Street, Leicester, LE1 5JT  
TEL: 0116 262 6052 (Ref: C.Gooch)  
Email: cgooch@shbsolicitors.co.uk



**Price Guide: £159,000+**

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**BUYERS FEE:** The successful purchaser will be required to pay the Auctioneers a buyer's fee of £950.00 (+ 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

# 16 WOODFORD ROAD

FREEMANS MEADOW, LEICESTER, LE2 7AQ



## DESCRIPTION

Leasehold. Ground floor one bedroom apartment within a desirable complex. Ideal for owner occupier, rental investor or first time buyer.

## LOCATION

The apartment can be approached leaving the City Centre via A5460 Narborough Road, turn left onto Upperton Road then right onto Watkin Road. The property is located close to Leicester City Centre and is within walking distance of Leicester De Montfort University & Leicester Royal Infirmary.

## ACCOMMODATION

**Apartment:**  
Entrance hall, large open plan lounge / kitchen, bedroom, bathroom.

**Outside:**  
Rear garden area, off road parking.

## TENURE

Leasehold with vacant possession.

The apartment is held on a lease for a term of 155 years from 1st January 2003. The service charge and ground rent payments are to be confirmed (please refer to legal documentation).

## RENT ACHIEVABLE

£650.00 per calendar month exclusive (£7,800.00 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](http://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](mailto:shameela@bondadams.com)



**Price Guide: £105,000+**

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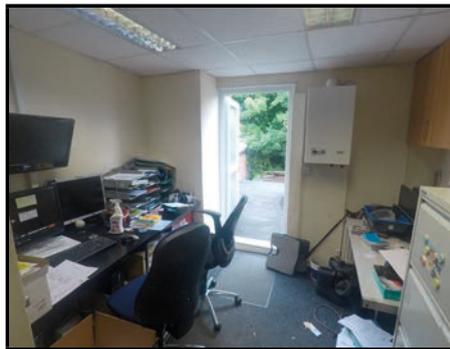
Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply).

NO CASH deposits will be accepted.

LOT 8

# 85 HINCKLEY ROAD

LEICESTER, LE3 0TD



## DESCRIPTION

Freehold. Retail unit comprised over three floors, having car parking to the rear. Suitable for a variety of uses subject to obtaining the necessary planning consent.

## LOCATION

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

## ACCOMMODATION

### Ground Floor:

Retail area, access to stores with W.C.

Separate entrance door with staircase off leading to upper floors.

### First Floor:

Landing area, three rooms.

### Second Floor:

Landing area, two rooms.

### Outside

Parking available to rear which can be accessed via Musgrove Close.

Total Net Internal Area = 1399 sq ft (130 sq m) approx.

## NOTE

- We have been informed there is a cellar at the property however this has not been inspected.
- The upper floors could be converted into residential subject to obtaining the necessary planning consent.
- The completion date will be on or before 2nd October 2020 following exchange of contracts.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating to be confirmed.

## VIRTUAL TOUR

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## SOLICITORS

T.B.C

## TENURE

Freehold with vacant possession.

Floor	Estimated Full Rental Income (P.C.M)	Estimated Full Rental Income (P.A)
Ground	£750.00	£9,000.00
First & Second (After conversion)	£600.00	£7,200.00
Total Rental Income (After Works):	£1,350.00	£16,200.00

**Price Guide: £169,000+**

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# LOT 9

# APARTMENT 127, THE EXCHANGE

5 LEE STREET, LEICESTER, LE1 3AH



## DESCRIPTION

Leasehold. Two bedroom duplex apartment located in Leicester City Centre. Ideal for owner occupier, first time buyer or rental investor.

## LOCATION

The apartment is located in Leicester City Centre within walking distance of Highcross Shopping Centre, Leicester Railway Station, Leicester University and all major amenities.

## ACCOMMODATION

Communal entrance area with lift providing access to apartment:

### Apartment:

Entrance hall, open plan lounge / kitchen, bathroom.

### Upper Floor:

Two bedrooms.

## TENURE

Leasehold with vacant possession upon completion. The apartment is held on a lease for a term of 120 years from 01.02.2011. We have been informed that there is ground rent payable of £200.00 per annum, the service charge is to be confirmed (please refer to legal documentation).

## RENT ACHIEVABLE

£700.00 per calendar month exclusive (£8,400.00 per annum).

## NOTE

- We have been informed that the apartment block has a concierge service, gymnasium and secure car parking available at an extra charge.
- The completion date will be on or before 30th September 2020 following exchange of contracts.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

## VIRTUAL TOUR

Virtual Tour available on our website [www.shonkibros.com](http://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](mailto:Manveer.Bhimber@smithpartnership.co.uk)



## Price Guide: £85,000+

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NO CASH deposits will be accepted.

LOT **10**

**28 FRIAR LANE / 2 WYCLIFFE STREET**

**CITY CENTRE, LEICESTER, LE1 5RA**



### DESCRIPTION

Rare opportunity provided to purchase this Grade II listed three storey building in Leicester City Centre. The building is currently split to provide 17 bedrooms comprised over three floors with additional basement area.

### LOCATION

The property is located in Leicester City Centre, within walking distance of Highcross Shopping Centre, both Leicester University & De Montfort University along with Leicester Royal Infirmary. All amenities are located close by.

### ACCOMMODATION

**Ground Floor (Access from Friar Lane)** -  
Five bedroom flat having two bathrooms.

**First Floor (Access from Wycliffe Street)** -  
Seven bedroom flat sub-divided into:

Four bedrooms having two bathrooms &  
Three bedrooms have one bathroom.

**Second Floor (Access from Wycliffe Street)** -  
Five bedroom flat having two bathrooms.

There is a basement at lower ground floor level which could provide further accommodation after works. Each flat has a large open plan lounge / kitchen / dining area, first floor flat has two. There is gas central heating provided through each flat. Externally, there are three car parking spaces available to the rear of the building.

### TENURE

Freehold with vacant possession upon completion.

Current rental income to June 2020:  
£360.00 per calendar month (per room)  
£61,200.00 per annum (Gross)

### NOTE

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

### ENERGY PERFORMANCE CERTIFICATE

EPC not required.

### SOLICITORS

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

### VIRTUAL TOUR

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**Price Guide: £615,000+**

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**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 **11**

# 165 VERNON ROAD

AYLESTONE, LEICESTER, LE2 8GG



## DESCRIPTION

Freehold. Spacious two bedroom corner terrace property having gas central heating & double glazing. Ideal for owner occupier or rental investor.

## LOCATION

The property can be found close to the main A426 Aylestone Road, within a popular residential location.

## ACCOMMODATION

### Ground Floor:

Entrance area, front lounge, living room, fitted kitchen.

### First Floor:

Landing, two bedrooms, bathroom.

### Outside

Private rear garden with lawn area and outbuildings.

## TENURE

Freehold with vacant possession upon completion.

## RENT ACHIEVABLE

£650.00 per calendar month exclusive (£7,800.00 per annum).

## NOTE

- The property is ideal to convert into two self contained flats subject to obtaining the necessary planning consent.
- The completion date will be on or before eight weeks following exchange of contracts.

## ENERGY PERFORMANCE CERTIFICATE

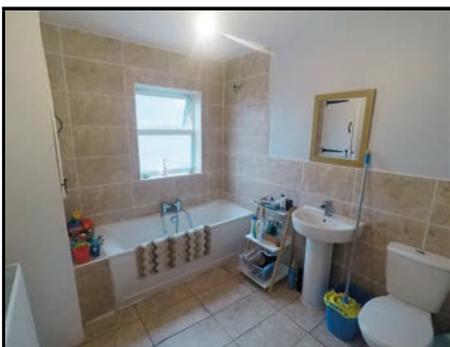
EPC Rating D.

## VIRTUAL TOUR

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## 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](mailto:Manveer.Bhimber@smithpartnership.co.uk)



**Price Guide: £119,000+**

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NO CASH deposits will be accepted.

LOT **12**

# APARTMENT 35 TIME HOUSE

DUKE STREET, LEICESTER, LE1 6WB



## DESCRIPTION

Long Leasehold Investment. Two bedroom City Centre apartment having electric heating and double glazing. The apartment benefits from secure underground car parking.

## LOCATION

The apartment is located in Leicester City Centre within walking distance of De Montfort University, Leicester Royal Infirmary & Highcross Shopping Centre.

## ACCOMMODATION

Fourth floor apartment: access to apartment provided via passenger lift or communal staircase.

### Apartment:

Entrance hall, open plan lounge/kitchen, two bedrooms, bathroom.

### Outside:

Secure underground car parking space.

## TENURE

Leasehold with vacant possession.

The apartment is held on a lease for a term of 125 years from 1st September 2004. We have been informed there is ground rent payable of £100.00 per annum and service charge to be confirmed (please refer to legal documentation).

## RENT ACHIEVABLE

£600.00 per calendar month exclusive (£7,200.00 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](http://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](mailto:Manveer.Bhimber@smithpartnership.co.uk)



**Price Guide: £69,000+**

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NO CASH deposits will be accepted.

LOT **13**

# 112 FOSSE ROAD SOUTH

LEICESTER, LE3 0JT



## DESCRIPTION

Freehold. Palisaded Terrace property converted into 2 x 2 bedroom self contained flats, both Let on Assured Shorthold Tenancies. Ideal investment opportunity.

## LOCATION

The property can be approached leaving the City Centre via A5460 Narborough Road, turning right onto Hinckley Road and left at the main set of traffic lights into Fosse Road South. The property provides easy access to Leicester Royal Infirmary, De Montfort University and Leicester City Centre.

## ACCOMMODATION

**Ground Floor Flat: (access via Westcotes Drive)**  
Open plan lounge/kitchen, bedroom one, bedroom two, bathroom.

**First Floor Flat: (Access via Fosse Road South)**  
Entrance hall, landing, lounge/kitchen, two bedrooms, bathroom.

**Outside:**  
Enclosed rear yard.

## NOTE

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

## ENERGY PERFORMANCE CERTIFICATE

Ground Floor Flat - D  
First Floor Flat - C

## VIRTUAL TOUR

Virtual Tour available on our website  
[www.shonkibros.com](http://www.shonkibros.com)

## SOLICITORS

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Email: [Manveer.Bhimber@smithpartnership.co.uk](mailto:Manveer.Bhimber@smithpartnership.co.uk)

## TENURE

Freehold subject to existing tenancies.

Flat	Tenancy	Rental Income
Ground Floor	Let on an Assured Shorthold Tenancy from 26.02.16 for a term of 6 months (Tenant currently holding over)	£500.00 p.c.m
First Floor	Let on an Assured Shorthold Tenancy from 18.03.16 for a term of 6 months (Tenant currently holding over)	£525.00 p.c.m
Current Rental Income:		£1,025.00 p.c.m
Current Rental Income (Per Annum):		£12,300.00 pa
Estimated Full Rental Income (Per Annum):		£14,400.00 pa

**Price Guide: £169,000+**

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# HIGHLIGHTS FROM OUR PREVIOUS AUCTIONS

PRICE GUIDE: £139,000+



12 Eggington Street,  
Near East Park Road  
Leicester, LE5 5BA

**SOLD: £154,000**

PRICE GUIDE: £149,000+



28 Beaconsfield Road,  
off Narborough Road,  
Leicester, LE3 0FE

**SOLD: £158,000**

PRICE GUIDE: £125,000+



41 Carty Road,  
Hamilton,  
Leicester, LE5 1QG

**SOLD: £135,000**

PRICE GUIDE: £75,000



48 Cherryleas Drive,  
off Fosse Road South,  
Leicester, LE3 0LS

**SOLD: £85,000**

PRICE GUIDE: £235,000+



153 & 155 Cavendish Rd,  
Aylestone,  
Leicester, LE2 7PJ

**SOLD: £252,000**

PRICE GUIDE: £59,000+



Flat 5, Twyford Court,  
Arthur Street, Barwell,  
Leicester, LE9 8EG

**SOLD: £65,000**

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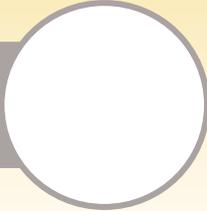
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# Memorandum of Agreement of Sale

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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: £950.00 +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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