

PROPERTY AUCTION

SHONKI • BROS
Est. 1965

L.S.Sangra



www.shonkibros.com

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Remote Bidding Auction

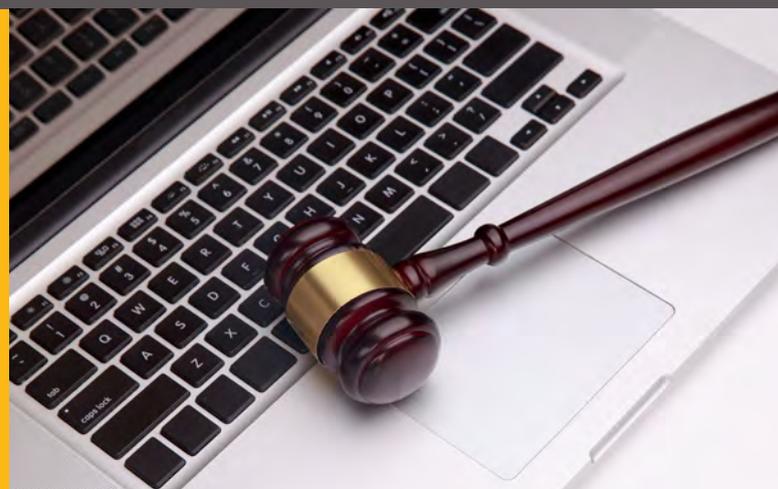
Wednesday 21st July 2021

Commencing 5.00pm

Auction to be streamed live on our website

www.shonkibros.com

Bidding via Internet | Telephone | Proxy



Order of Sale

SHONKI • BROS
Est. 1965

ONLINE AUCTION: WEDNESDAY 21ST JULY 2021, 5.00PM



20 Shakespeare Street,
Aylestone, Leicester,
LE2 7NL



22 Rose Tree Lane,
Newhall. Swadlincote,
DE11 0LN



23 Totland Road,
Off Groby Road, Leicester,
LE3 9AN



7 Central Avenue,
Wigston, Leicester,
LE18 2AB



100 Dunton Street,
Woodgate, Leicester,
LE3 5EN



119 Bassett Street,
Woodgate, Leicester,
LE3 5ED



53a Glenfield Road,
Leicester,
LE3 6AU



53b Glenfield Road,
Leicester,
LE3 6AU



106 Wand Street,
Off Belgrave Road, Leicester,
LE4 5BU

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Flats 1-7 Stokes Close,
Blaby, Leicester,
LE8 4GP



5 Ruding Road,
Off Narborough Road,
Leicester, LE3 0BN



7 Ruding Road,
Off Narborough Road,
Leicester, LE3 0BN



13 Ruding Road,
Off Narborough Road,
Leicester, LE3 0BN



Flat 3, 71-73 Moores Road,
Off Melton Road, Leicester,
LE4 6QR



6 Evington Road,
Leicester,
LE2 1HF



454 East Park Road,
Leicester,
LE5 5HH



344 Gipsy Lane,
Leicester,
LE4 7BZ



8 Sandown Road,
Stoneygate, Leicester,
LE2 2BJ



130 Wolverton Road,
Off Narborough Road,
Leicester, LE3 2AL

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 £1500.00 + 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 £1500.00 + 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 £1500.00 + 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 £1500.00 +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.
NO CASH deposits will be accepted.

www.shonkibros.com


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We are a **full service**
creative design agency
with 45 years' experience.

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Advertising & Branding
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info@kpecreative.com

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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.		Email Address	

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)			

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.

Signed		Date of signing	
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PAYMENT DETAILS

I hereby enclose a cheque payable to Shonki Bros. or debit/credit card details for the 10% deposit (£2,000.00 minimum) plus the Buyers Fee of £1500.00 + VAT.

I attach Banker Draft/Personal/Company Cheque for: £ _____

Card Number	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td> </tr> </table>																																
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NOTE: Any cheques and/or debit/credit card details supplied will be shredded unless otherwise requested in the event of an unsuccessful proxy, telephone or internet bid.

Terms and Conditions for Telephone / Proxy / Internet Bidders

1. In order for your bid to be considered, you will need to complete and sign the Remote Bidding Form and tick the service you would like to use. A separate authority form must be completed for each Lot you wish to bid on and relevant payment details provided on page 1 of this form. This form must be hand delivered, posted or emailed to our office and should arrive at our office at least 24 Hours prior to the auction date.

Telephone bids will be limited therefore completing the form will not automatically guarantee you a slot.

It is the prospective buyers responsibility to contact us by telephone (0116 2557573) in order to make sure all documents have been received. If your forms are not received within the deadline specified, then the Auctioneers are unable to process your bid.

2. For PROXY bidding you must clearly state the maximum proxy bid price to which the Auctioneer is authorised to bid on your behalf. This must be to an exact figure, For example, the wording such as "£100 over the highest bid in the room" will not be accepted. However, the Auctioneers cannot control the bids in order that your maximum price is the winning bid. The Auctioneers reserve the right to withdraw any telephone, proxy or internet bids. If for whatever reason they have any doubts with regards to the bid or the accompanying deposit. For TELEPHONE and INTERNET bidding, the "bid price" can be left blank. The Auctioneer reserves the right to bid himself or through an agent up to the reserve price of the particular Lot.

3. Before completing this form the prospective buyer is deemed to have read the Important Information, the Particulars relating to the Lot you are bidding on, the Auction Legal Pack and the Addendum, which can be found on our website www.shonkibros.com. It is therefore assumed that the remote bidder has carried out their due diligence prior to registering their bid. They are also deemed to have obtained any legal and professional advice regarding any queries they may have. In the event of a major amendment on the day being necessary, and the Auctioneers not receiving further instructions from you as a remote bidder, then the Auctioneer reserves the right not to bid your behalf. PLEASE NOTE: THE AUCTIONEER'S DECISION IS FINAL

4. You are required to pay 10% of your maximum bid price (subject to a minimum deposit of £2,000) plus the buyer's premium of £1500.00 + VAT. This can be paid by cheque or by bank transfer, should you decide to pay by bank transfer the funds should arrive in our client account no later than 24 hours prior to the auction date for your bid to be accepted. If you decide to pay by cheque, then a signed blank cheque should be made payable to 'Shonki Brothers Leicester Ltd'. If you are the successful bidder on the day, then the cheque will be completed for the 10% deposit and the buyer's fee of £1500.00 + VAT. Should you purchase the lot for less than your maximum bid price then the surplus deposit may be deducted from the balance due on completion.

5. If you wish to withdraw your bid, the Auctioneers require written confirmation no less than 24 hours prior to the Auction. It is your responsibility to obtain receipt that this notification has been received.

If the prospective buyer decides to attend the Auction and cancellation of the remote bid is not received, this remote bid is still in place and the Auctioneer will not take any responsibility if you are therefore bidding against your own remote bid.

6. There is no charge for this remote bidding service however 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.

7. In compliance with Anti-Money Laundering legislation you are required to provide with this form a copy of a passport or photo-card driving licence and a copy of a recent utility bill or financial statement (issued within the last 3 months). These must accompany the signed Remote Bidding Form for your bid to be accepted. We will carry out an Anti-Money Laundering check and by signing this form you agree for this to be carried out.

8. If your bid is successful the Auctioneers will sign the Auction Contract/Memorandum of Sale on your behalf and then you will be a fully bound buyer and must complete the sale within the specified timescale. It is assumed that the remote bidder has carried out their due diligence prior to registering their bid and that they are responsible for ensuring that they are aware of any addendum to the property.

9. If you are acting on behalf of another party than you will need to provide the documents detailed above (for both yourself AND all named buyers), together with a valid letter authorising you to bid on the buyer's behalf. If acting on behalf of a company, then the above documents PLUS a copy of the Certificate of Incorporation will be required for the bid to be accepted.

10. INTERNET bidding will require an additional pre-authorisation via Essential Information Group (EIG) who will run this service on our behalf. This authorisation will be via an e-mail that will be sent to you for you to validate and register on their website. Please be assured that all information shared is strictly confidential.

Signed		Date of signing	
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LOT 1

20 SHAKESPEARE STREET

AYLESTONE, LEICESTER, LE2 7NL



DESCRIPTION

Freehold. Two bedroom mid terrace property having gas central heating and double glazing. Requiring slight refurbishment.

LOCATION

The property is located off the main B5366 Saffron Lane within a residential area. All amenities are within walking distance of the property along with schools for all grades. Easy access is provided to Leicester City Centre along with the main motorway networks.

ACCOMMODATION

Ground Floor:
Front reception room, living room, kitchen, utility room.

First Floor:
Landing, two bedrooms, bathroom.

Outside:
Private rear yard.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£685.00 per calendar month exclusive (£8,220.00 per annum) - after works.

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price 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.

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: £129,000+

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BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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**

22 ROSE TREE LANE

NEWHALL, SWADLINCOTE, DE11 0LN



DESCRIPTION

Freehold. Two bedroom semi detached property in need of modernisation, having gas central heating & double glazing. The property is situated within a good sized plot.

LOCATION

The property is located off the main A511 Ashby Road East, within a residential area with easy access to all amenities.

ACCOMMODATION

Ground Floor:
Lounge, kitchen, bathroom.

First Floor:
Landing, two bedrooms.

Outside:
Front, side & rear gardens.

TENURE

Freehold with vacant possession.

NOTE

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

SOLICITORS

Thomas Flavell & Sons Solicitors, Church Walk, Hinckley, LE10 1DN. TEL: 01455 610747



FOR IDENTIFICATION PURPOSES ONLY

Price Guide: £89,000+

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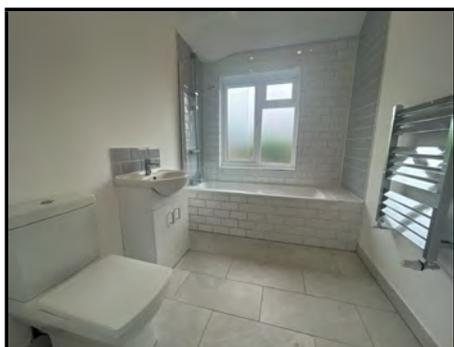
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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 3

23 TOTLAND ROAD

OFF GROBY ROAD, LEICESTER, LE3 9AN



DESCRIPTION

Freehold. Two bedroom town house having gas central heating & double glazing, recently refurbished throughout. Ideal for owner occupier or rental investor.

LOCATION

The property is located close to the main A50 Groby Road, providing easy access to Leicester City Centre and the main motorway networks.

ACCOMMODATION

Ground Floor:
Entrance hall, open plan living/dining room, kitchen & WC.

First Floor:
Landing, two bedrooms, bathroom.

Outside:
Front garden providing off road parking, good sized rear garden.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

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

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price 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

Phillip J Hammond Solicitors, 47 Friar Lane, Leicester, LE1 5QX. TEL:0116 251 7171 (Ref: R.H)
Email:RosemarieSculthorpe@pjhammond.com

Price Guide: £175,000+

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BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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

7 CENTRAL AVENUE

WIGSTON, LEICESTER, LE18 2AB



DESCRIPTION

Freehold Residential Investment. Two bedroom palisaded terrace property currently Let on an Assured Shorthold Tenancy, having gas central heating & double glazing. Ideal investment opportunity.

LOCATION

The property is located close to Wigston Town Centre within a popular residential location. All major amenities and schools for all grades are located nearby.

ACCOMMODATION

Ground Floor:

Entrance hall, lounge, living room, kitchen.

First Floor:

Landing, two bedrooms, spacious bathroom.

Outside:

Front forecourt, enclosed private rear yard.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 13th April 2021 for a term of 12 months at a rent of £510.00 per calendar month exclusive (£6,120.00 per annum).

NOTE

- The tenants have been in occupation for over 6 years.
- 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

Knights PLC, 34 Pocklington Walk, Leicester, LE1 6BU. TEL: 0116 2391710.



Price Guide: £149,000+

SHONKI BROS

www.shonkibros.com

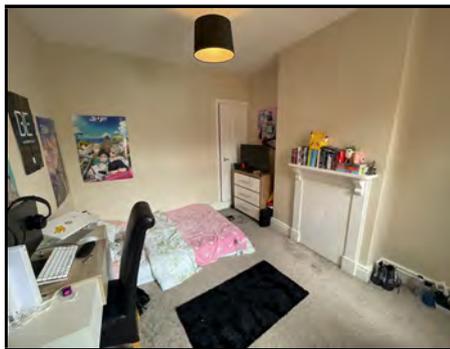
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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 **5**

100 DUNTON STREET

WOODGATE, LEICESTER, LE3 5EN



DESCRIPTION

Freehold Residential Investment. Two bedroom mid terrace property having gas central heating & double glazing currently Let on an Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

The property is located off the main A50 Woodgate within a popular residential location. The property provides easy transport communications to the M1, M69 and A46 networks.

ACCOMMODATION

Ground Floor:
Through lounge, spacious kitchen.

First Floor:
Landing, two bedrooms, bathroom.

Outside:
Private rear yard.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 23rd August 2019 for a term of 12 months at a rent of £600.00 per calendar month exclusive (£7,200.00 per annum) (Tenants currently holding over).

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price 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.

VIRTUAL TOUR

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

SOLICITORS

Wartnaby Hefford Solicitors, 44 High Street, Market Harborough, Leicestershire, LE16 7AH. TEL: 01858 463322

Price Guide: £125,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 6

119 BASSETT STREET

WOODGATE, LEICESTER, LE3 5ED



DESCRIPTION

Freehold. Three bedroom mid terrace property currently Let on an Assured Shorthold Tenancy, having gas central heating & double glazing. Ideal investment opportunity.

LOCATION

The property is located off the main A50 Woodgate within a popular residential location. The property provides easy transport communications to the M1, M69 and A46 networks.

ACCOMMODATION

Ground Floor:
Front reception room, living room, kitchen, inner lobby, bathroom.

First Floor:
Landing, three bedrooms.

Outside:
Private rear yard.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 20th December 2019 for a term of 12 months at a rent of £675.00 per calendar month exclusive (£8,100.00 per annum) (Tenants currently holding over).

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

Knights PLC, 34 Pocklington's Walk, Leicester, LE1 6BU. TEL: 0116 2391710.

Price Guide: £129,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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

53A GLENFIELD ROAD

LEICESTER, LE3 6AU



DESCRIPTION

Leasehold Investment. One bedroom self contained flat having gas central heating and a garage to the rear. The flat is currently Let on an Assured Shorthold Tenancy.

LOCATION

The Flat 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:

First Floor Flat:

Entrance hall, lounge, kitchen, bedroom, bathroom.

Outside:

There is a garage located to rear which can be accessed via St Dunstan Road.

TENURE

The flat is held on a lease for a term of 125 years from 1st January 2006. We have been informed by the vendor that there is no service charge or ground rent payable (please refer to legal documentation).

Leasehold subject to existing tenancy. The flat has been Let on Assured Shorthold Tenancy for a term of 12 months from 4th March 2018 at a rent of £400.00 per calendar month exclusive (£4,800.00 per annum) (tenant holding over).

RENT ACHIEVABLE

Flat - £525.00 per calendar month exclusive (£6,300.00 per annum).

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

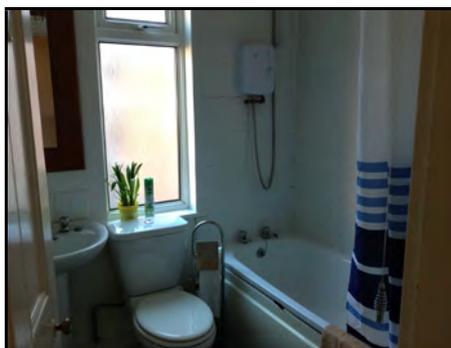
Estimated full rental income: £575.00 per calendar month exclusive (£6,900.00 per annum).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

SOLICITORS

Frisby & Small Solicitors, 5 De Montfort Street, Leicester LE1 7GE. TEL: 0116 233 5522 (REF: J.Crowson) Email: jcrowson@frisbysmall.co.uk



Price Guide: £73,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 8

53B GLENFIELD ROAD

LEICESTER, LE3 6AU



DESCRIPTION

Leasehold Investment. One bedroom studio flat having gas central heating. The flat is currently Let on an Assured Shorthold Tenancy.

LOCATION

The Flat 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

First Floor Flat:

Entrance door, fitted kitchen.

Second Floor:

Open plan living room / bedroom, shower room with WC.

TENURE

Leasehold subject to existing tenancy. The flat has been Let on Assured Shorthold Tenancy for a term of 6 months from 10th July 2015 at a rent of £385.00 per calendar month exclusive (£4,620.00 per annum) (tenants holding over).

The flat is held on a lease for a term of 125 years from 1st January 2006. We have been informed by the vendor that there is no service charge or ground rent payable (please refer to legal documentation).

RENT ACHIEVABLE

£475.00 per calendar month exclusive (£5,700.00 per annum).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

Frisby & Small Solicitors, 5 De Montfort Street, Leicester LE1 7GE. TEL: 0116 233 5522 (REF: J.Crowson) Email: jcrowson@frisbysmall.co.uk



Price Guide: £59,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 9

106 WAND STREET

OFF BELGRAVE ROAD, LEICESTER, LE4 5BU



DESCRIPTION

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

LOCATION

The property is located off the main A607 Belgrave Road which is better known as the 'Golden Mile' of Leicester. The property itself is well located for easy access to Leicester City Centre and the main motorway networks.

ACCOMMODATION

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

First Floor:
Landing and three bedrooms.

Outside:
Private rear yard.

TENURE

Freehold with vacant possession upon completion.

RENT ACHIEVABLE

£850.00 per calendar month exclusive (£10,200.00 per annum). After slight refurbishment.

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price 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 to be confirmed.

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: £189,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 **10**

FLATS 1-7 STOKES CLOSE

BLABY, LEICESTER, LE8 4GP



DESCRIPTION

Freehold Residential Investment. Block of flats comprising of 5 x 1 bedroom flats & 2 x 2 bedroom flats, all Let on Assured Shorthold Tenancies. Ideal investment opportunity.

LOCATION

The building is located close to Blaby Centre, near to the main Enderby Road, providing good transport links to the main M1 & M69 motorway networks, Fosse Shopping Park as well as being close to all local amenities.

ACCOMMODATION

A purpose built block of seven self contained having electric heating & double glazing. All flats have associated car parking and are currently Let on Assured Shorthold Tenancies.

Flat 1: Entrance area, lounge, kitchen/diner, bedroom, bathroom.

Flat 2: Entrance area, lounge, kitchen/diner, bedroom, bathroom.

Flat 3: Entrance area, lounge, kitchen/diner, bedroom, bathroom.

Flat 4: Entrance area, spacious open plan lounge/kitchen, two bedrooms, bathroom.

Flat 5: Entrance area, spacious open plan lounge/kitchen, two bedrooms, bathroom.

Flat 6: Open plan lounge/kitchen, bedroom, bathroom.

Flat 7: Open plan lounge/kitchen, bedroom, bathroom.

TENURE

We understand that the block is freehold and being sold subject to the existing tenancies.

Flat	Tenancy	Rental Income
Flat 1	Let on an Assured Shorthold Tenancy for a term of 6 months from 28th March 2020 (tenants currently holding over).	£470.00 p.c.m
Flat 2	Let on an Assured Shorthold Tenancy for a term of 6 months from 17th July 2020 (tenants currently holding over).	£490.00 p.c.m
Flat 3	Let on an Assured Shorthold Tenancy for a term of 12 months from 8th November 2019 (tenants currently holding over).	£470.00 p.c.m
Flat 4	Let on an Assured Shorthold Tenancy for a term of 6 months from 1st July 2018 (tenants currently holding over).	£580.00 p.c.m
Flat 5	Let on an Assured Shorthold Tenancy for a term of 12 months from 1st July 2020 (tenants currently holding over).	£580.00 p.c.m
Flat 6	Let on an Assured Shorthold Tenancy for a term of 6 months from 10th September 2019 (tenants currently holding over).	£470.00 p.c.m
Flat 7	Let on an Assured Shorthold Tenancy for a term of 12 months from 21st June 2019 (tenants currently holding over).	£470.00 p.c.m
Current rental income		£42,360.00 per annum
Estimated full rental income		£46,500.00 per annum

NOTE

- The auctioneers have not inspected all the flats internally and the information has been provided by the sellers.
- Purchasers are to be made aware that an additional charge of 0.5%+VAT of the purchase price 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 Ratings to be confirmed.

SOLICITORS

Thomas Flavell & Sons Solicitors, Church Walk, Hinckley, LE10 1DN. TEL: 01455 610747

Price Guide: £595,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 **11**

5 RUDING ROAD

OFF NARBOROUGH ROAD, LEICESTER, LE3 0BN



DESCRIPTION

Freehold Residential Investment. One bedroom end terrace property having electric heating and double glazing currently let on a Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

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

ACCOMMODATION

Ground Floor:
Lounge, kitchen.

First Floor:
Landing, bedroom, bathroom.

Outside
Rear yard.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy for a term of 12 months from 30th December 2020 at a rent of £550.00 per calendar month exclusive (£6,600.00 per annum).

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price 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: £115,000+

SHONKI BROS

www.shonkibros.com

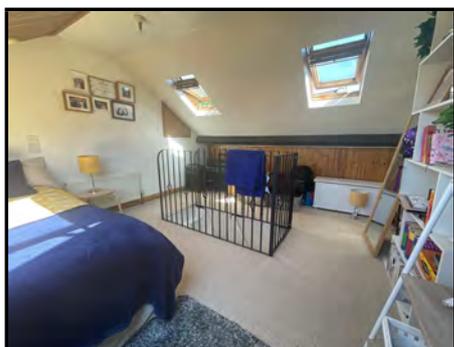
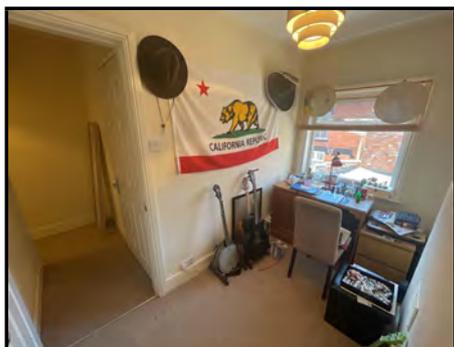
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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 **12**

7 RUDING ROAD

OFF NARBOROUGH ROAD, LEICESTER, LE3 0BN



DESCRIPTION

Freehold Residential Investment. Two bedroom mid terrace property having gas central heating and double glazing currently let on a Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

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

ACCOMMODATION

Ground Floor:
Lounge, kitchen.

First Floor:
Landing, two bedrooms, bathroom.

Second Floor:
Attic room.

Outside
Rear yard.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 29th June 2019 for a term of 6 months at a rent of £650.00 per calendar month exclusive (£7,800.00 per annum) (Tenants currently holding over).

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price 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 to be confirmed.

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: £119,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 **13**

13 RUDING ROAD

OFF NARBOROUGH ROAD, LEICESTER, LE3 0BN



DESCRIPTION

Freehold Residential Investment. Two bedroom mid terrace property having electric heating and double glazing currently let on a Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

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

ACCOMMODATION

Ground Floor:
Lounge, kitchen.

First Floor:
Landing, two bedrooms, bathroom.

Outside
Rear yard.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy for a term of 6 months from 28th January 2021 at a rent of £650.00 per calendar month exclusive (£7,800.00 per annum).

NOTE

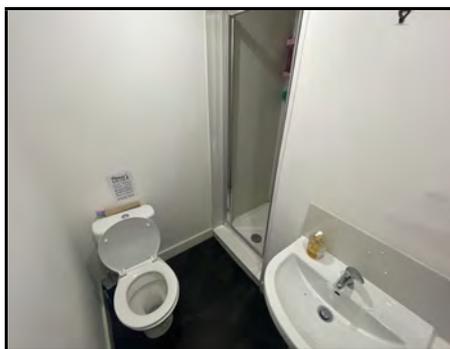
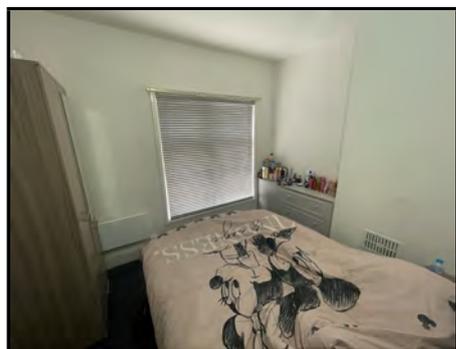
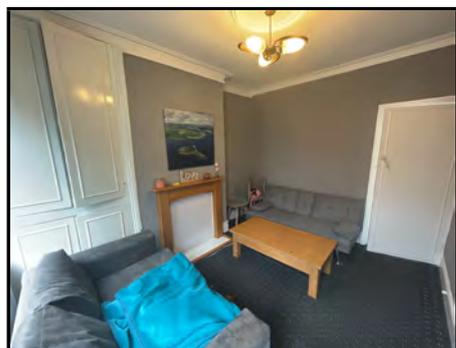
- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

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: £119,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 **14**

FLAT 3, 71-73 MOORES ROAD

OFF MELTON ROAD, LEICESTER, LE4 6QR



DESCRIPTION

Leasehold Investment. One bedroom ground floor flat having electric heating and double glazing. Ideal investment opportunity.

LOCATION

The flat is located off the main Melton Road. The flat benefits from being located close to all local amenities and is within walking distance of Leicester City Centre.

ACCOMMODATION

Communal hallway:

Ground Floor Flat:

Open plan living room/kitchen, bathroom, bedroom.

Outside:

Shared courtyard.

TENURE

Leasehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy for a term of 6 months from 21st June 2021 at a rent of £525.00 per calendar month exclusive (£6,300.00 per annum).

The flat is held on a lease for a term of 999 years from 01/01/2004. We have been informed by the vendor that there is a service charge and ground rent payable of £876.00 per annum (please refer to legal documentation).

NOTE

- Purchasers are to be made aware that an additional charge of 1.5% + VAT of the purchase price 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.

SOLICITORS

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

JOINT AGENTS

Rathods Property Centre, 177 Melton Road,
Leicester, LE4 6QT TEL: 0116 266 6575



Price Guide: £69,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 **15**

6 EVINGTON ROAD

LEICESTER, LE2 1HF



DESCRIPTION

Freehold. Long established restaurant premises with ground, first and second floor accommodation. Ideal to convert into a ground floor takeaway with first & second floor residential accommodation subject to planning.

LOCATION

The property is located on Evington Road close to the junction of London Road. The property is situated close to Leicester City Centre, Leicester Railway Station, De Montfort University & University of Leicester.

ACCOMMODATION

Ground Floor:

Restaurant area, bar area, kitchen, cellar.

First Floor:

Function room, store room, Male & Female WC's.

Second Floor:

Four further store rooms.

Outside:

Rear yard area with WC.



TENURE

Freehold with vacant possession upon completion.

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price 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 to be confirmed.



SOLICITORS

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

JOINT AGENTS

BM Estates, 312 Saviours Road, Leicester, LE5 4HJ.
TEL: 0116 273 1414



Price Guide: £275,000+

SHONKI BROS

www.shonkibros.com

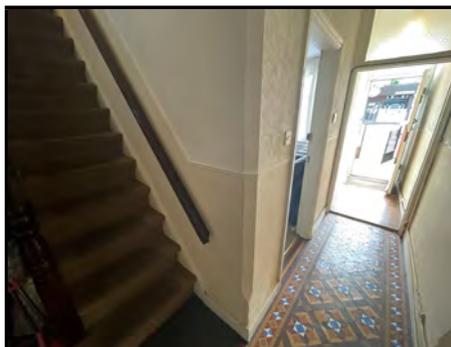
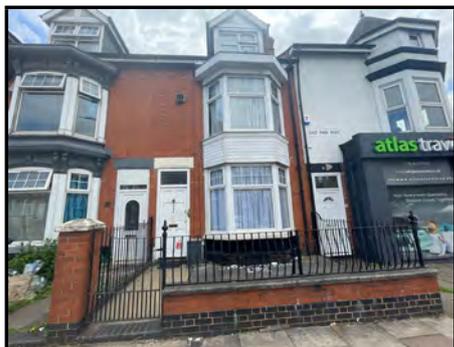
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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LOT **16**

454 EAST PARK ROAD

LEICESTER, LE5 5HH



DESCRIPTION

Freehold. Three storey, five bedroom traditional villa style property having gas central heating & part double glazing with a House of Multiple Occupation License (HMO). Ideal investment opportunity or for owner occupier.

LOCATION

The property is located on East Park Road, close to the junction of Evington Road within walking distance of Leicester City Centre, Leicester University and Leicester Railway Station.

ACCOMMODATION

Ground Floor:

Entrance hall, front lounge, living room, spacious kitchen, shower room with WC.

First Floor:

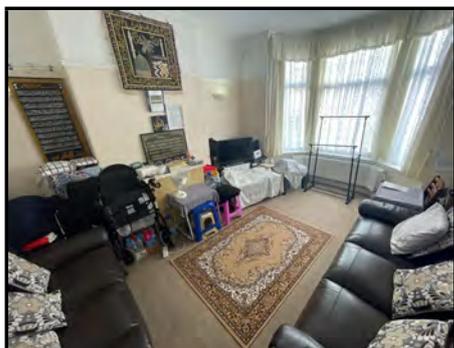
Landing, three bedrooms, bathroom.

Second Floor:

Two further bedrooms.

Outside:

Front forecourt & private rear yard.



TENURE

Freehold with vacant possession upon completion.

RENT ACHIEVABLE

We have been informed by the sellers that they do hold a valid House of Multiple Occupation (HMO) License.

There are five lettable rooms which could achieve a rental income of £24,000.00 per annum.

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 D.

SOLICITORS

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

Price Guide: £225,000+

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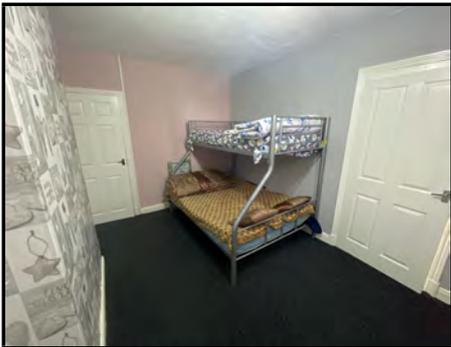
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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 **17**

344 GIPSY LANE

LEICESTER, LE4 7BZ



DESCRIPTION

Freehold Residential Investment. Three bedroom palisaded terrace property having gas central heating & double glazing. Ideal for first time buyer or rental investor.

LOCATION

The property is located off Catherine Street, on the main A6030 Gypsy Lane. All amenities and schools for all grades are located close by.

ACCOMMODATION

Ground Floor:

Front reception room, living room, fitted kitchen, inner lobby, bathroom.

First Floor:

Landing and three bedrooms.

Outside:

Front forecourt, rear yard.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 22nd June 2021 for a term of 6 months at a rent of £675.00 per calendar month exclusive (£8,100.00 per annum).

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price 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: £149,000+

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BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 18

8 SANDOWN ROAD

STONEYGATE, LEICESTER, LE2 2BJ



DESCRIPTION

Freehold Residential Investment. 4 x 1 bedroom self contained flats situated within a popular residential location all Let on Assured Shorthold Tenancies.

LOCATION

The property can be best approached via the main A6 London Road. Continue from the city centre for approximately 1 mile over the Victoria Park roundabout and turn left onto Sandown Road.

ACCOMMODATION

Ground floor flat 1 - Lounge / Kitchen, bedroom, bathroom.

Ground floor flat 2 - Lounge / kitchen, bedroom, bathroom.

First floor flat 3 - Lounge / kitchen, bedroom. Second floor - Bathroom.

First floor flat 4 - Lounge / kitchen, bedroom, shower room.

TENURE

Freehold subject to existing tenancies.

NOTE

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

ENERGY PERFORMANCE CERTIFICATE

EPC Ratings E.

SOLICITORS

Bright Legal Solicitors, 34 Belgrave Gate, Leicester, LE1 3GP
Tel: 0116 2627857 (REF: P.A)
Email: parvien@brightlegal.co.uk

Flat	Tenancy	Rental Income	Rental Income (per annum)
Ground floor - Flat 1	Let on an A.S.T from 18/09/2010 for 6 months (tenants currently holding over).	£360.00 p.c.m	£4,320.00
Ground floor - Flat 2	Let on an A.S.T from 01/05/2019 for 6 months (tenants currently holding over).	£425.00 p.c.m	£5,100.00
First floor - Flat 3	Let on an A.S.T from 07/02/2020 for 6 months (tenants currently holding over).	£495.00 p.c.m	£5,940.00
First floor - Flat 4	Let on an A.S.T from 01/12/2014 for 6 months (tenants currently holding over).	£325.00 p.c.m	£3,900.00
Full rental income		£1,605.00 p.c.m	£19,260.00
Estimated full rental income			£23,580.00

Price Guide: £295,000+

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LOT **19**

130 WOLVERTON ROAD

OFF NARBOROUGH ROAD, LEICESTER, LE3 2AL



DESCRIPTION

Freehold. Two bedroom mid 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.

First Floor:
Landing, two bedrooms, bathroom.

Outside:
Enclosed rear yard.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£675.00 per calendar month exclusive (£8,100.00 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.

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: £115,000+

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HIGHLIGHTS FROM OUR PREVIOUS AUCTIONS

PRICE GUIDE: £300,000+



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



SOLD: £320,000

PRICE GUIDE: £615,000+



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



SOLD: £640,000

PRICE GUIDE: £169,000+



112 Fosse Road South,
Leicester,
LE3 0JT



SOLD: £190,000

PRICE GUIDE: £62,000+



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



SOLD: £69,000

PRICE GUIDE: £89,000+



83 London Road, Oadby,
Leicester,
LE2 5DN



SOLD: £96,500

PRICE GUIDE: £139,000+



4 Uplands Road,
Off Saffron Lane,
Leicester, LE2 6PB



SOLD: £153,250

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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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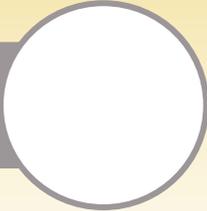
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Memorandum of Agreement of Sale

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: £1500.00 +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 £1500.00 +VAT upon exchange of contracts whether the property is bought prior to auction, on the auction day or post auction.

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