

PROPERTY AUCTION

SHONKI • BROS
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L.S.Sangra



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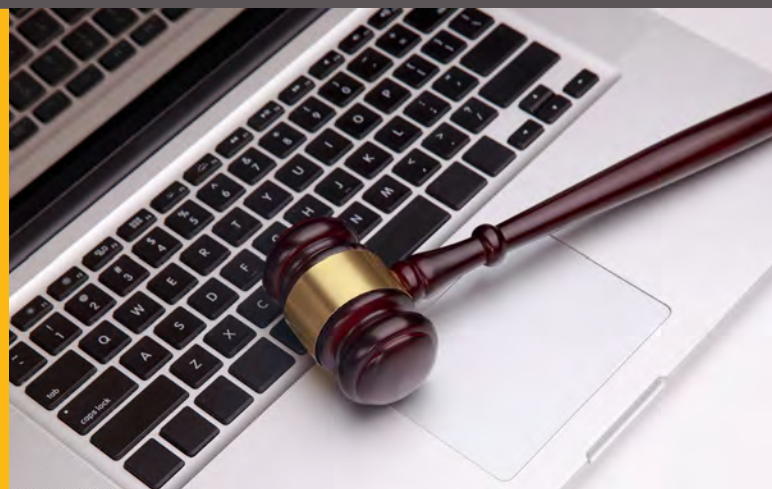
Remote Bidding Auction

Wednesday 24th February 2021

Commencing 5.00pm

Auction to be streamed live on our website
www.shonkibros.com

Bidding via Internet | Telephone | Proxy



Order of Sale



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



6 - 6a Countesthorpe Road,
South Wigston,
Leicester, LE18 4PF



Land Adjacent to
27 Lutterworth Road,
Walcote, Leicestershire,
LE17 4JU



60 & 60a Burnham Drive,
Near Blackbird Road,
Leicester, LE4 0HP



77 Hinckley Road,
Leicester Forest East,
Leicester, LE3 3GN



225 - 227 Saffron Lane,
Leicester, LE2 6UD



43a Gipsy Road,
Off Melton Road,
Leicester, LE4 6QJ



20 Raeburn Road,
Clarendon Park,
Leicester, LE2 3DR



Land at 101
Knighton Fields Road West,
Off Welford Road,
Leicester, LE2 6LH

ONLINE AUCTION: WEDNESDAY 24TH FEBRUARY 2021, 5.00PM



37 Outwood Close, Off
Liberty Road,
Leicester, LE3 6PF



17 & 17a Blaby Road,
South Wigston,
Leicester, LE18 4PA



Flat 4, 333 Aylestone Road,
Leicester, LE2 7QL



2 Narborough Road,
Leicester, LE3 0BQ

Auction Information

CONDITIONS OF SALE

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

PROPERTY VIEWINGS

All potential buyers are expected to view the property (excluding ground rents and unless stated within the catalogue that only "external viewings" are available) and undertake their own investigations in respect of the conditions of the property, we also recommend that you instruct a structural survey before bidding on the property. No utilities, appliances, fittings or services have been tested by the Auctioneers and all potential buyers should have undertaken their own investigations. You are asked to exercise all care and diligence during your inspection of the property and the agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. Viewings are at your own risk. The Seller and Auctioneer's accept no liability for any losses, damage, injury or accident.

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

AUCTION REGISTRATION

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

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

AUCTION PARTICULARS

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

LEGAL DOCUMENTATION

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

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

FINANCE

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

GUIDE PRICE

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

RESERVE PRICE

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

OFFERS PRIOR TO AUCTION

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

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

SUCCESSFUL BIDDER

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

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

In default of any of the above the Auctioneer shall be entitled, as agent for the vendor, to treat the failure or default as repudiation and rescind the contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful bidder does not pay a deposit and/or complete the memorandum the vendor reserves the right to claim any loss he incurs as a result.

INSURANCE

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

COMPLETION

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

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

POST AUCTION

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

PROPERTY NOT SOLD

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

RECOMMENDATIONS

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

THE PROPERTIES MISREPRESENTATIONS ACT 1991

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

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

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

www.shonkibros.com


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

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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:

Property Address:

Lot No.

PROPOSED PURCHASER

Name:

Address:

Postcode:

Tel No.

Alternative No.

SOLICITORS DETAILS

Name of Solicitor:

Company

Address:

Postcode:

Tel 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.

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 £1250.00 + VAT.

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

Card Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Valid from	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Expires End	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>										
CSC	<input type="text"/>	<input type="text"/>	<input type="text"/>																
Name as appears on card	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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. A 3% surcharge will be levied on credit card payments.

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 £1250.00 + 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 £1250.00 + 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.

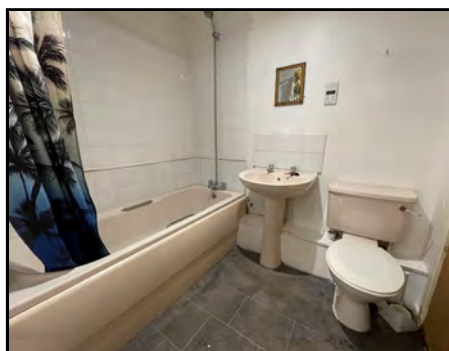
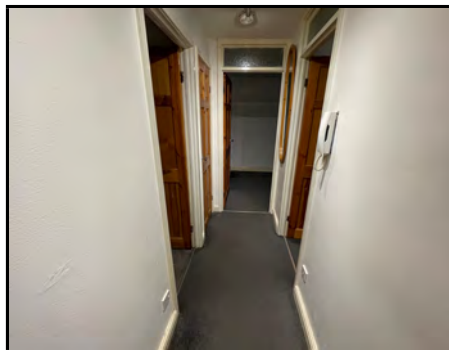
9. If you are acting on behalf of another party than you will need to provide the documents detailed above (for both yourself AND all named buyers), together with a valid letter authorising you to bid on the buyer's behalf. If acting on behalf of a company, then the above documents PLUS a copy of the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

LOT 1

298 MARTIN STREET

OFF CATHERINE STREET, LEICESTER, LE4 6EU



DESCRIPTION

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

LOCATION

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

ACCOMMODATION

Communal entrance area:

Ground Floor Flat:

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

TENURE

Leasehold with vacant possession.

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

RENT ACHIEVABLE

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

NOTE

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

VIRTUAL TOUR

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

SOLICITORS

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

Price Guide: £79,000+

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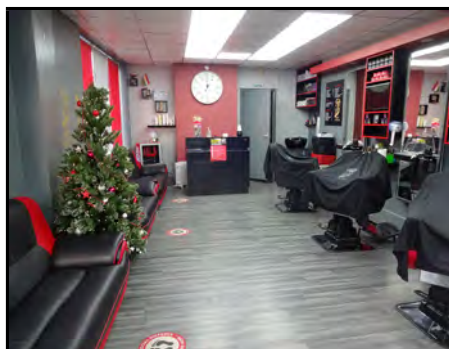
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LOT **2**

6 - 6A COUNTSTHORPE ROAD

SOUTH WIGSTON, LEICESTER, LE18 4PF



DESCRIPTION

Freehold Investment. Ground floor hairdressers with one bedroom self contained flat above having separate access. Ideal investment opportunity.

LOCATION

The property is situated in South Wigston close to a host of major retailers. South Wigston is located approximately 6 miles from Leicester City Centre and has good links to the M1 & M69 Motorway Networks. Located nearby is a free public car park.

ACCOMMODATION

Ground Floor - Hairdressers:

Salon area, kitchen, stores & WC.

G/F Net Internal Area = 550 Sq ft (51.09 sq m) approx.

First Floor Flat:

Living room, kitchen, bedroom, bathroom.

Outside:

Private rear yard.

TENURE

Freehold subject to existing lease.

Floor	Lease Terms	Rental Income
Ground Floor	The Ground Floor is let on a 3 year lease agreement from the 24th November 2020	£7,200.00 per annum
First Floor	Vacant (in need of improvement)	£550.00 per calendar month (£6,600.00 per annum)
Estimated full rental income:		£13,800.00 per annum

NOTE

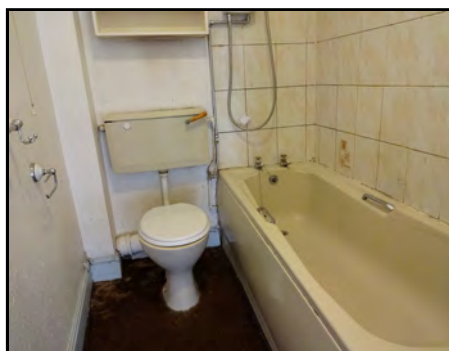
- We have been informed by the seller that there are separate electric, water and council tax charges.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

SOLICITORS

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



Price Guide: £139,000+

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LOT 3

LAND ADJACENT TO 27 LUTTERWORTH ROAD

WALCOTE, LEICESTERSHIRE, LE17 4JU



DESCRIPTION

Freehold. Building plot having planning permission granted for two detached properties (Class C3). Ideal development opportunity.

LOCATION

The plot is situated on Lutterworth Road to the east of the Leicestershire village of Walcote, which provides easy transport communications to the M1 & M6 Motorway Networks as well as nearby Lutterworth.

LAND

The plot extends to 0.18 acres (0.07 hectares) and is a level triangular site with frontage to Lutterworth Road.

PLANNING

Planning permission was granted by Harborough District Council on 22nd November 2019 for the erection of two dwellings on the site with a new access that will need to be provided from Lutterworth Road (REF: 19/01354/OUT). Interested parties should make their own enquiries by contacting the local authority.

TENURE

Freehold.

NOTE

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

SOLICITORS

Broomfields Solicitors, Minerva House, 7 St John's Business Park, Rugby Road, Lutterworth, Leicestershire, LE17 4HB. TEL: 01455 559444 (REF: M.A) Email: Mark.Anderson@broomfields.uk.com

Price Guide: £189,000+

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www.shonkibros.com

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

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LOT 4

60 & 60A BURNHAM DRIVE

NEAR BLACKBIRD ROAD, LEICESTER, LE4 0HP



DESCRIPTION

Freehold investment. Ground floor convenience store / off license with a two bedroom self contained flat above. Ideal investment opportunity.

LOCATION

The property is located within a parade of retail units within a mainly residential area, close to the nearby new Barratt Homes City Heights Development.

ACCOMMODATION

The property forms part of an end terrace building comprising of a ground floor convenience store with a two bedroom self contained flat above.

Ground Floor (retail):

Retail sales area, WC.

G/F Net Internal Area = 888 sq ft (82.50 sq m) approx.

First Floor Flat:

Lounge, kitchen, two bedrooms, bathroom.

TENURE

Freehold subject to existing tenancies.

Floor	Lease Terms	Rental Income
Ground Floor - Retail	Let for a term of 6 years from 01/02/2021	£12,000.00 per annum
First Floor - Self Contained Flat	Let on an Assured Shorthold Tenancy for a term of 12 months from 01/02/2021	£450.00 per calendar month (£5,400.00 per annum)
Total rental income per calendar month		£1,450.00
Total rental income per annum		£17,400.00

NOTE

- We have been informed by the seller that there are separate electric, water and council tax charges.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating to be confirmed.

SOLICITORS

Louis Kennedy Solicitors, 117 Melton Road, Leicester, LE4 6QS.
TEL: 0116 2334679



Price Guide: £225,000+

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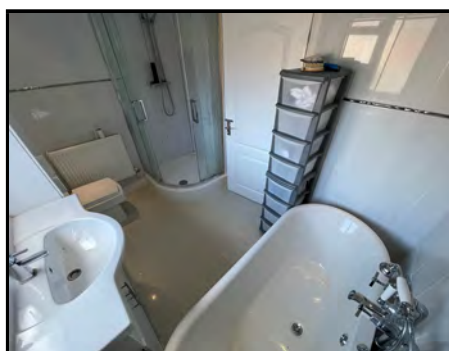
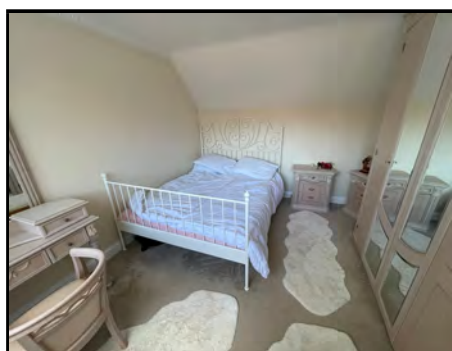
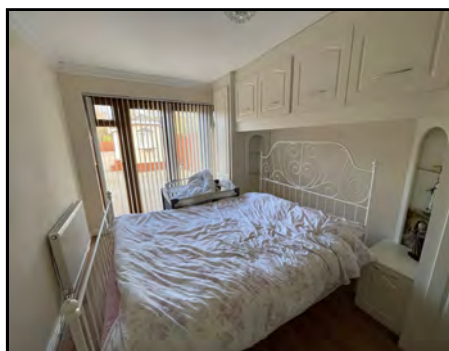
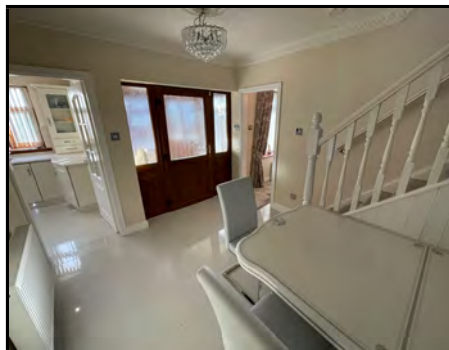
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1250.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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LOT **5**

77 HINCKLEY ROAD

LEICESTER FOREST EAST, LEICESTER, LE3 3GN



DESCRIPTION

Freehold. Spacious four bedroom detached property having gas central heating and double glazing. The property benefits from a garage and ample off road parking.

LOCATION

The property is situated in the popular Leicester Forest East area, with easy access to motorway networks M1/M69, Leicester City Centre and Fosse Shopping Park.

ACCOMMODATION

Ground Floor:

Entrance porch, entrance hall, lounge, conservatory, breakfast kitchen, bedroom and bathroom.

First Floor:

Landing, three bedrooms, shower room.

Outside

There is block paving to the front and rear of property, ample off road car standing space, converted garage/annexe having an en-suite shower room.

TENURE

Freehold with vacant possession upon completion.

NOTE

- 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

JOINT AGENTS

Priya Properties
78 Hinckley Rd, Leicester LE3 0RD
Tel: 0116 255 9950
Email: findmeahome@priyaproperties.co.uk



Price Guide: £459,000+

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

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LOT 6

225 - 227 SAFFRON LANE

LEICESTER, LE2 6UD



DESCRIPTION

Freehold Investment. Ground floor convenience store / off license with a two bedroom self contained flat above. Ideal investment opportunity.

LOCATION

The property is located on a busy retail parade serving the surrounding residential area, providing easy access to Leicester City Centre.

ACCOMMODATION

Ground Floor (Retail):

Sales area, stores and external WC.

G/F Net Internal Area = 1195 Sq ft (111.02 Sq m) approx.

First Floor Flat:

Entrance door, kitchen, inner hall, living room, two bedrooms, bathroom.

Outside:

Rear yard.

TENURE

The property is let from 11th February 2013 for a term of 10 years at a rent of £12,470.00 per annum.

NOTE

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating to be confirmed.

SOLICITORS

Louis Kennedy Solicitors, 117 Melton Road, Leicester, LE4 6QS.
TEL: 0116 2334679



Price Guide: £160,000+

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LOT 7

43A GIPSY ROAD

OFF MELTON ROAD, LEICESTER, LE4 6QJ

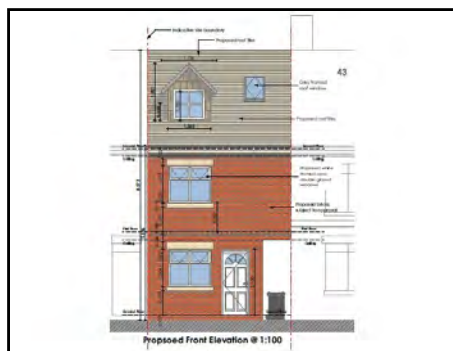


ILLUSTRATION FOR PROPOSED DWELLING



DESCRIPTION

Freehold. Industrial investment opportunity with planning permission granted for a four bedroom property (Class C3).

LOCATION

The property is situated off the main Melton Road close to the Gipsy Lane junction approx 2.5 miles from the Leicester City Centre and close to the (A563) Outer Ring Road.

ACCOMMODATION

Single story industrial unit of brick construction and sheeted roof. The access is via a double door leading into the unit and provides of a clear span area with WC to rear.

PLANNING

Planning permission was granted on the 19th October 2019 for the demolition of unit and construction of a four bedroom dwelling (Class C3) (Application No. 20190739). Interested parties should make their enquiries by contacting the local authority.

TENURE

Freehold subject to existing tenancy (please refer to legal pack).

NOTE

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating to be confirmed.

SOLICITORS

Chetty & Patel Solicitors, 133 Loughborough Road, Leicester LE4 5LQ.

TEL: 0116 254 6222

(REF: U.Patel)

Email: umesh@chettyandpatel.co.uk

JOINT AGENTS

Prime Move, 209 Melton Road, Leicester, LE4 6QT.
Tel: 0116 2613380



Price Guide: £125,000+

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LOT 8

20 RAEBURN ROAD

CLARENDON PARK, LEICESTER, LE2 3DR



DESCRIPTION

Freehold. A three bedroom semi detached property having gas central heating and double glazing. Situated within a popular residential area.

LOCATION

The property is located off the main A5199 Welford Road, near to Queens Road which is within walking distance of Leicester University, Leicester City Centre and all amenities.

ACCOMMODATION

Ground Floor:
Entrance porch, entrance hall, front lounge, living room, kitchen.

First Floor:
Landing, three bedrooms, bathroom.

Outside:
Front forecourt, rear garden area, double garage to rear with power and lighting having access from either Raeburn Road or Greenhill Road.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£850.00 per calendar month exclusive (£10,200.00 per annum) - after refurbishment.

NOTE

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

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

Price Guide: £209,000+

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LOT 9

LAND AT 101 KNIGHTON FIELDS ROAD WEST

OFF WELFORD ROAD, LEICESTER, LE2 6LH



DESCRIPTION

Freehold. Building Land with planning permission granted for 21 x 1 bed flats and 1 x 2 bedroom flat (Class C3). Ideal development opportunity situated within popular residential location.

LOCATION

The site can be found off the main A5199 Welford Road, within walking distance of Leicester University, Leicester Royal Infirmary, Clarendon Park and all major amenities.

LAND

The site currently houses vacant industrial units, having an approximate site area of 8,450 sq ft (780 sq m).

PLANNING

Planning permission was granted on the 30th October 2018 for the demolition of existing factory units and construction of three storey building to provide 21 x 1 bedroom self contained flats & 1 x 2 bedroom self contained flat (Class C3) (Application No: 20170813). Interested parties should make their own enquiries by contacting the local planning authority.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

After conversion: £158,500.00 per annum exclusive.

NOTE

- We have been informed by the sellers that preconstruction planning conditions have been submitted to the local authority.
- The completion date will be on or before eight weeks following exchange of contracts.

SOLICITORS

Thomas Flavell & Sons Solicitors, Church Walk, Hinckley, Leicestershire, LE10 1DN. TEL: 01455 610747 (REF: C.Stratford)
Email: cjs@thomasflavell.co.uk

Price Guide: £585,000+

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LOT **10**

37 OUTWOOD CLOSE

OFF LIBERTY ROAD, LEICESTER, LE3 6PF



DESCRIPTION

Freehold. Residential Investment. Three bedroom end town house having gas central heating & double glazing.

LOCATION

The property is located off Liberty Road within a residential area providing easy access to the main M1 & M69 Motorway Networks.

ACCOMMODATION

Ground Floor:

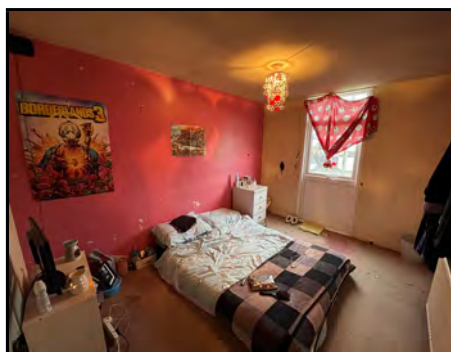
Entrance door, entrance area, through lounge, kitchen/diner.

First Floor:

Landing, three bedrooms, bathroom, separate WC.

Outside:

Front and rear garden. Brick garage.



TENURE

Freehold subject to existing tenancy. The property is currently Let on an Assured Shorthold Tenancy for a term of 12 months from 1st January 2021 at a rent of £500.00 per calendar month exclusive (£6,000.00 per annum).

NOTE

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

ENERGY PERFORMANCE CERTIFICATE

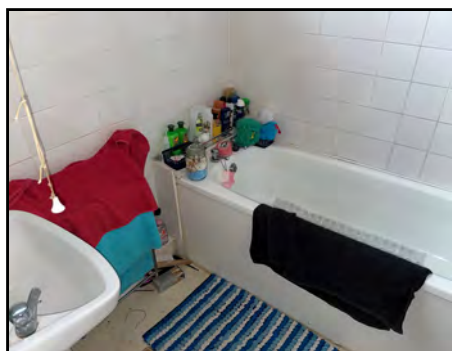
EPC Rating to be confirmed.

VIRTUAL TOUR

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

SOLICITORS

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



Price Guide: £95,000+

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LOT **11**

17 & 17A BLABY ROAD

SOUTH WIGSTON, LEICESTER, LE18 4PA



DESCRIPTION

Freehold. Ground floor retail unit with one bedroom self contained flat above, Ideal for a variety of uses subject to planning.

LOCATION

The property is situated in South Wigston Town Centre amongst a host of major retailers.

ACCOMMODATION

Ground Floor Retail Unit:

Sales area, two offices, kitchen, lobby & W.C.

First Floor Flat:

Separate access access to flat - entrance door, living room/kitchen, bedroom and shower room.

Outside:

Parking to the rear.

PLANNING

We have been informed that the property currently has, formerly A5 (Hot Food Take Away) Use, now Class E Use of The Town and Country Planning (Use Classes) (Amendment) Regulations 2020.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

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

NOTE

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

ENERGY PERFORMANCE CERTIFICATE

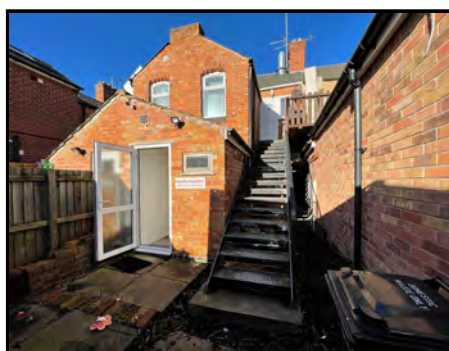
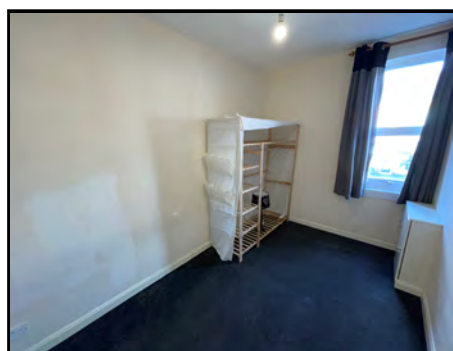
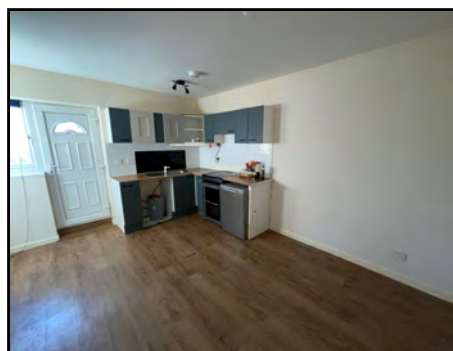
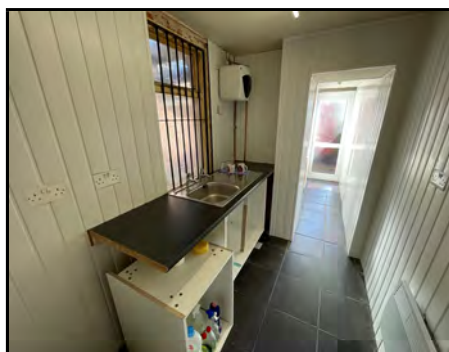
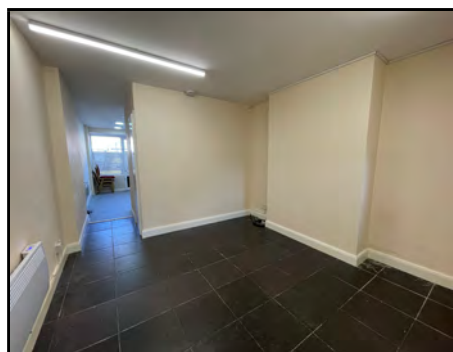
EPC Rating E.

SOLICITORS

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

JOINT AGENTS

Hunters Estate Agents
44 Blaby Road, South Wigston, Leicester, LE18 4SD.
Tel: 0116 366 0660. Email: wigston@hunters.com



Price Guide: £159,000+

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LOT **12**

FLAT 4, 333 AYLESTONE ROAD

LEICESTER, LE2 7QL



DESCRIPTION

Leasehold. Two bedroom second floor flat having electric heating & double glazing. Ideal investment opportunity.

LOCATION

The property is located on the main A426 Aylestone Road approximately 1 mile from Leicester City Centre. The flat is within walking distance of Leicester Royal Infirmary and De Montfort University.

ACCOMMODATION

Communal entrance hall with stairs leading to Flat.

Flat:
Entrance hall, lounge, kitchen, two bedrooms, bathroom.

TENURE

Sale of leasehold with share of freehold. The flat is held on a lease for a term of 125 years from September 1989.

RENT ACHIEVABLE

£600.00 per calendar month exclusive (£7,200.00 per annum).

NOTE

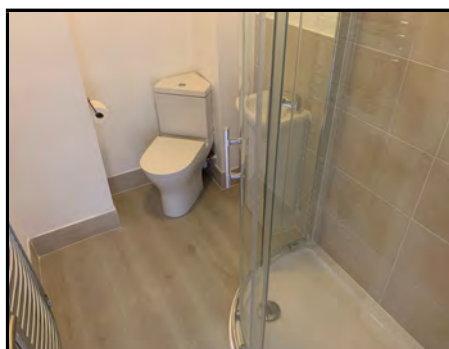
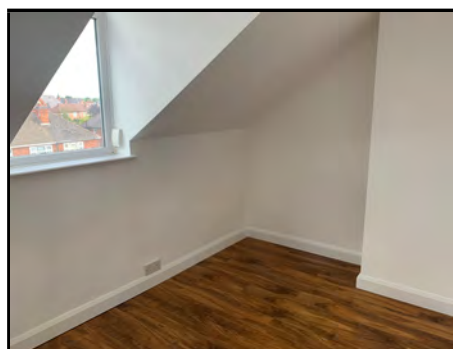
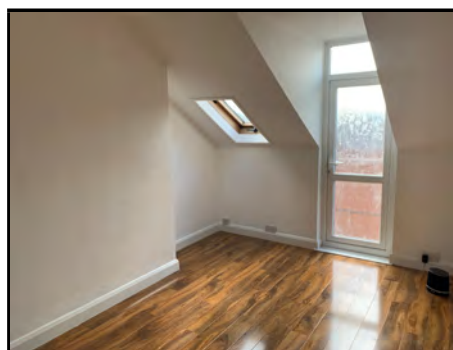
- We have been informed that the flat owner owns a share in the Management Company and the Management company have purchased the freehold (please refer to legal documentation).
- The completion date shall be on or before eight weeks following exchange of contracts.

VIRTUAL TOUR

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

SOLICITORS

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



Price Guide: £79,000+

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LOT 13

2 NARBOROUGH ROAD

LEICESTER, LE3 0BQ



DESCRIPTION

Freehold Investment. Substantial Victorian three storey bar/restaurant premises with character, situated within a prominent parade. Ideal investment opportunity.

LOCATION

The property is located on the junction of Narborough Road and Braunstone Gate, within walking distance of Leicester Royal Infirmary, De Montfort University and Leicester City Centre.

ACCOMMODATION

The property comprises of a large ground floor bar having a seating area with lower ground floor offering further seating. There is also an office along with ladies and gents WC's.

On the first floor there is further seating area and a serving area for food.

The second floor has a kitchen facility and ladies & gents WC's.

Floor	Area	Sq Ft	Sq M
Ground Floor	Bar and seating area.	680	63.17
Lower Ground Floor	Seating area, office, ladies and gents WC's	545	50.63
First Floor	Seating area and serving area for food	325	30.19
Second Floor	Kitchen facility and ladies & gents WC's	450	41.81
Total net internal area (approx.)		2,000	185.81

PLANNING

We have been informed that the property currently has, formerly A3 (Restaurant & Café) Use, now Class E Use of The Town and Country Planning (Use Classes) (Amendment) Regulations 2020.

TENURE

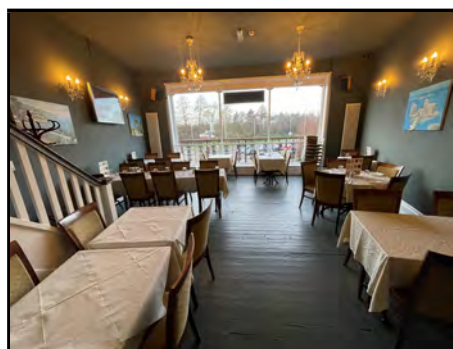
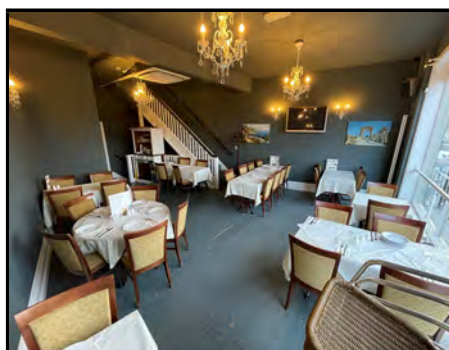
Freehold subject to existing lease. The property has been Let for a term of 6 years from 29th August 2017 at a rent of £20,000.00 per annum.

NOTE

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

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: £269,000+

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HIGHLIGHTS FROM OUR PREVIOUS AUCTIONS

PRICE GUIDE: £285,000+



2 Stoughton Drive,
Evington,
Leicester, LE5 6AN

SOLD: £295,000

PRICE GUIDE: £87,000+



4 Meadow View,
London Road, Oadby,
Leicester, LE2 5EA

SOLD: £97,500

PRICE GUIDE: £145,000+



131 Cottesmore Road,
Leicester,
LE5 3LP

SOLD: £161,500

PRICE GUIDE: £249,000



117 Harrow Road,
Off Narborough Road,
Leicester, LE3 0JZ

SOLD: £267,500

PRICE GUIDE: £115,000+



314 Western Road,
Off Narborough Road,
Leicester, LE3 0EB

SOLD: £132,500

PRICE GUIDE: £99,000+



6 Lambert Road,
Off Narborough Road,
Leicester, LE3 2AG

SOLD: £121,500

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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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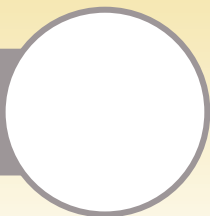
Call us on 0333 242 8363
or find out more at
togetherness.com/auction

Any property used as security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

Memorandum of Agreement of Sale

SHONKI BROTHERS – AUCTIONS

LOT NUMBER:



SHONKI • BROS

Est. 1965

www.shonkibros.com

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

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

AGREEMENT DATE:

SELLER:

of

BUYER:

of

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

.....

.....

COMPLETION DATE:

PURCHASE PRICE: £

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

SEARCHES ETC: £

BALANCE: £

LESS DEPOSIT ETC PAID: £

BALANCE DUE: £

The Auctioneer acknowledges receipt of the Deposit as Agent for the Seller in part payment of the purchase price.

The Buyer agrees to pay the remainder of the deposit/purchase price to complete the purchase in accordance with this agreement in all respects.

Signed:.....Signed p.p. SELLER

Signed:.....Signed p.p. BUYER

Note: If the Memorandum of Agreement of Sale is not signed by or on behalf of the Successful Bidder/Buyer Shonki Bros Leicester Ltd., or any Director of theirs is authorised to sign the said Memorandum of Agreement of Sale on behalf of the successful Bidder/Buyer.

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

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

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Wednesday 31st March 2021

Please contact our office for further details.

95 Narborough Road, Leicester LE3 0PA

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