

Kal Sangra

SHONKI BROTHERS



AUCTION

Wednesday 10 June 2026 at 2.30pm

ONLINE AUCTION

Watch Live Stream

Bidding via:

internet - telephone - proxy



nava | propertymark
PROTECTED

Regulated by
RICS

Auction: Wednesday 10th June 2026



Welcome to our third auction of 2026, taking place on Wednesday 10 June at 2.30pm, where we will be offering 18 competitively priced lots.

So, where is the market currently? Encouragingly, the property market continues to demonstrate strong momentum. Buyer demand has risen to its highest level since the onset of the Middle East conflict, while house prices remain above levels seen this time last year. The latest Land Registry figures for February (released in April 2026) recorded monthly growth of 1.2%, up from 1% in January, with annual price growth now standing at 1.3%. Industry expectations remain positive, with many anticipating this trend to continue throughout the remainder of the year. As noted previously, the housing market has shown remarkable resilience despite ongoing economic and geopolitical pressures.

Here in the East Midlands, we remain particularly well positioned, with properties sustaining growth and properties continuing to sell quickly and all indications suggesting this trend will continue through 2026. While conditions currently favour buyers, sellers are responding sensibly by pricing properties realistically. More than ever, sellers understand the importance of attracting immediate interest rather than allowing properties to stagnate on the market. Correctly priced properties generate significantly greater exposure and engagement, especially as buyers now have instant access to market data and comparable values through online property portals.

Further confidence comes from the latest ONS data, which reported an unexpected 0.3% economic growth during the first month of the Middle East conflict. In addition, lenders have reduced mortgage rates and introduced increasingly flexible products, including more relaxed affordability criteria and, in some cases, 100% loan-to-value mortgages. These developments have helped to bring more buyers back into the market and improve overall confidence.

Turning to the commercial sector, Leicester continues to perform relatively strongly compared with many other regional markets. We are seeing sustained demand for industrial units, redevelopment opportunities, and both multi-let and single-let investments, which remain among the most sought-after asset classes.

This auction presents a varied selection of properties suitable for a broad range of buyers. Our auction lots are typically priced between 10–15% below open market value, creating genuine opportunities for investors and owner-occupiers alike. Every property has been carefully assessed by our experienced valuers, giving buyers confidence in the guide pricing offered.

Within this catalogue you will find a strong range of residential properties with excellent modernisation and value-add potential, alongside commercial opportunities suitable for owner occupation, investment, or redevelopment. Competitive pricing remains one of the key drivers of market activity, and auctions continue to provide one of the most effective routes to market.

We look forward to welcoming you to the auction and helping you secure successful purchases.

If you are considering buying, please take note of the following:

Legal Documents:

For all the properties offered for sale the Special Conditions of Sale and the legal documents will be available for inspection prior to the Auction via our website.

Viewings:

We are actively encouraging potential buyers to view properties virtually via our website initially, with actual viewings then taking place by appointment if a potential buyer has a genuine interest in the property. Strict social distancing measures will be in place during the viewing. Please refer to our viewing guide which can be viewed/downloaded via our website. To discuss a viewing please contact the office (0116) 254 3373.

Buying at Auction (pages 4 and 5):

Please do read the Important Notice to Bidders to familiarise yourself with the Auction procedure.

Registration:

In order to bid at the auction, purchasers will be required to complete the Proxy, Telephone, Remote/Internet Bidding Form and provide the required identification documents. This can be downloaded from our website. You are advised to carefully read and understand the attached terms and conditions. Your registration must be received no less than 24 hours before the

auction. Only on satisfactory receipt of the form and identification documents will your registration be approved. For full details of the identity documents required for the different types of bidders please refer to our ML Identification Guidelines via our website.

Check Addendum List:

Any changes or alterations that your purchase will be subject to will be specified on an addendum sheet.

Check Availability of Lots:

Do check lots have not been sold or withdrawn prior to Auction.

Auction Contract:

If you are the successful bidder the auction contract will be signed on your behalf by the auctioneer.

Deposit:

A 10% (minimum £2,500) deposit is required on the fall of the hammer together with the buyer's fee. Methods of payment accepted are debit/credit card, bankers draft, BACs transfer.

Completion:

Completion is normally 28 days from the day of the sale, unless specified otherwise in the contract, when the balance will be required.

Finally please be prepared so that you are able to read the addendum / alteration list, look through the legal documents if you have not already done so and check any changes made to the order of sale. If you require any further information please do not hesitate to contact the office and we will do all we can to assist you.

We are currently taking entries for our next Auction, so do contact us if you are considering selling and require an Auction appraisal.

The auction team look forward to you joining us on Wednesday 10th June 2026.

K S Sangra FRICS FNAVA
Auctioneer

Auction: Wednesday 10th June 2026



Order of Sale

LOT	PROPERTY ADDRESS
1	208 Battram Road, Ellistown, Coalville, Leicestershire LE67 1GB
2	2 Byron Street, Ilkeston, Derbyshire DE7 5JG
3	104A Uppingham Road, Leicester LE5 0QF
4	33 Kendal Road, Ellistown, Coalville, Leicestershire LE67 1EF
5	29 Cossington Road, Sileby, Loughborough LE12 7RW
6	17A Evington Lane, Evington, Leicester LE5 5PQ
7	19 Wilberforce Road, Leicester LE3 0GT
8	265 London Road, Leicester LE2 3BE
9	61 Collingwood Road, Long Eaton, Nottingham NG10 1DR
10	Units 15 - 23 Layton Road, Leicester LE5 0PU
11	61 Church Gate, Leicester LE1 3AN & 2-6 Mansfield Street, Leicester LE1 3DL
12	9 Melton Avenue, Rushey Mead, Leicester LE4 7SE
13	17 Manitoba Way, Selston, Nottingham NG16 6FP
14	7 Market Street, Leicester LE1 6DN
15	150 St. Nicholas Circle, Leicester LE1 4JJ & 15 Bath Lane, Leicester LE3 5BF
16	31 Mount Road, Spinney Hills, Leicester LE5 3DN
17	Land off Brownsover Lane, Brownsover, Rugby, Warwickshire CV21 1WF
18	Flats 1, 2, 3 & 4, 136 Mere Road, Highfields, Leicester LE5 5GN

AUCTION BEHIND CLOSED DOORS
Bidding via internet / telephone / proxy
live video stream

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

BUYING AT AUCTION - IMPORTANT NOTICE TO BIDDERS

We want you to enjoy every step of the auction process and be confident that your purchase is in safe and professional hands, we are here to guide you at every stage. If you have any questions regarding the buying procedure please do not hesitate to contact us.

If you are thinking of buying at auction please do take time to prepare by reading and understanding the following:

Auction Particulars:

1. The auction catalogue is available approximately 4 weeks prior to the auction and contain the property details.
2. Read through it and identify the lots you are interested in.
3. Prospective buyers are strongly advised to check the particulars of any property and ensure the accuracy of all measurements, areas, details of leases, planning permissions and all other matters to which the property is expressed to be subject to or have the benefit of.
4. In respect of any contents, fixtures or fittings expressed to be included in the sale make clear through inspection of the property and making all the necessary enquiries with the auctioneers, the seller, the seller's professional advisors and all other appropriate authorities.
5. The property details are subject to change up to and including the day of the auction. Please check our website regularly and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
6. These particulars do not constitute any part of an offer or Contract (except to the extent that they are incorporated in the Memorandum of Agreement by the Common or Special Conditions of Sale).

Guide Prices:

- Guide prices or guide price ranges are not necessarily figures at which the property will sell. They are not an indication of the anticipated sale price or a valuation. It is the buyer's responsibility to decide how much they should bid for any lot, and you should check for regular updates as guide prices are subject to change prior to the auction. The price achieved at Auction may be more or less than the guide price.

Reserve Price:

- This is the minimum price that the seller will accept for their lot, agreed with the auctioneer prior to the auction day. Most properties will have a reserve price, although it is a confidential amount and will not be disclosed to any interested parties.

Do view the property:

- You will need to read the viewing guide and complete the attached form before a viewing will be arranged for you.
- We recommend that you are prompt at the viewing as the property will only be open for 10 minutes.
- Prospective buyers shall be deemed to have inspected the relevant properties and made all the usual and necessary searches and enquiries, with all the relevant authorities and other bodies.
- Inspection of investment properties is by courtesy of the Tenants.
- There will be no viewings between exchange of contracts and completion.

Do inspect the legal documentation:

- Each lot is offered and sold subject to the Common Auction and Special Conditions of Sale.
- All prospective buyers are strongly advised to read all the legal documents relating to any property you intend to bid on. These can be viewed on-line (www.shonkibrothers.com) together with the Common Auction Conditions. When possible, they are also available at our office and at the auction.
- You are strongly advised to consult your solicitor and, where appropriate, other professional advisors, prior to bidding.
- We make no warranty as to what is contained within the legal documents or their correctness and will be unable to advise you on any of the points contained.
- We recommend that the legal documents are viewed by your solicitor.
- You can also contact the seller's solicitors whose details can be found in the auction catalogue.
- You will be deemed to have read and considered the particulars, Conditions of Sale and Addendum and have full knowledge of these and all the legal documents and any other matters.

Do allow time to arrange a survey, if required:

- It is advisable to have conducted a survey prior to the auction. If you decide to have a survey, we will try our best to make access available but cannot guarantee this if any restrictions are in place.

Do arrange your finance:

- If you are the successful bidder you are required to provide a 10% deposit (minimum £2,500) immediately following the sale.
- A buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT will also be required at exchange of contracts.
- If you need to arrange a mortgage it is important to make your mortgage application as early as possible as completion will be 20 working days (unless otherwise stated, please check the Memorandum of Agreement of Sale and Special Conditions of Sale for confirmation) after the day of the auction. You must ensure that your lender can meet the completion date and you should discuss this with your lender to make sure that this will not be a problem.

Offers prior to auction:

- The seller has the right to sell before 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.
- Some sellers are prepared to consider sales prior to auction. If you are considering making an offer this should be above the guide price and be your best and final offer. The offer should be made verbally and followed up in writing and you should be in a position to exchange contracts prior to auction and pay the 10% (minimum £2,500) deposit and buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT.
- Offers are accepted at the seller's discretion and whilst we will endeavour to respond immediately, we can only do so once we have received the seller's instructions. Until contracts have been exchanged there is no commitment on either side and the property remains available. The property is only withdrawn once contracts have been exchanged.
- Information as to presale or withdrawal of a lot can be obtained by enquiry to the auctioneers at any time prior to the auction but is valid only at the time of the enquiry.

If you can't attend the auction:

- We recommend that you attend the auction to bid. If you cannot attend, you can still bid by using one of the following 3 straightforward methods:
 - By proxy bidding - the auctioneer bids on your behalf
 - By telephone - we will call you from the auction room
 - By remote/internet bidding - the auction will be live streamed and you will be able to place your bids remotely.
- To bid by one of the above methods you are required to register no less than 24 hours before the auction so that we can process your application and provide the following:
 - Read the Terms & Conditions for Proxy, Telephone & Remote/Internet Bidders.
 - Complete the Registration Form for Proxy, Telephone & Remote/Internet Bidding.
 - Provide identity documents for all parties involved in the transaction.
 - Verify of your method of payment and provide cleared funds for the 10% (minimum £2,500) deposit and buyer's fee 1.8% incl VAT with a minimum fee of £2,400 incl VAT.

Auction day – be prepared:

- First and foremost, check that the property is still available for sale!
- Check the Addendum, any additions or amendments to the auction particulars will be specified on an addendum sheet and also announced at the start of the auction. It is advisable to check if your prospective lot has had any changes made. Any amendments/addendum in respect of a property will form part of the contract therefore you need to ensure you understand them.
- Anyone intending to bid at the auction will be required to register as a bidder by completing a registration form and providing 2 forms of identification (proof of identity and proof of address). This can be done in the auction room approximately one hour before the start of the auction. You will then be given a bidding card.
- The auction team are there to assist you, do ask for help.
- Copies of the legal packs are available for inspection. You can raise any questions you may have with the seller's solicitors (if in attendance) to ensure you fully understand the conditions imposed in the contracts.

You will need to bring the following:

- Method of payment accepted are bank draft/transfer, debit or credit card.
- Identification – proof of identity and address. As per The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") below prospective buyers must produce documentation to confirm their identity and residential/company address. PLEASE SEE IDENTITY DOCUMENTS (Page 6).
- Solicitors details.

Bidding:

- It is your responsibility to attract the attention of the auctioneer as to your bid, you can do this by raising your bidding card. Do not leave your bid until it's too late.

At the auction it is advisable that you:

- Do not panic, our auctioneers understand the pressures.
- Do not be late; watching other lots being sold helps to follow the procedure.
- Do not lose track, some lots go quickly, you could miss out.
- Do not assume that all Lots are available, check with us beforehand.
- Do not forget the insurance risk changes as the hammer falls.

If you are the successful bidder:

- Upon the fall of the hammer contracts have been legally exchanged and the successful bidder is under a binding contract to purchase the relevant property and must immediately present to the auctioneer's clerk his name and address and if appropriate, the name and address of the person or company on whose behalf they have been bidding.
- The auctioneer's clerk will take you to complete a Memorandum of Agreement of Sale in the form of the one at the back of this catalogue or the Contract prepared by the seller's solicitor. You must sign the auction contract prior to you leaving the auction room. The signing of contracts is normally conducted by a solicitor.
- If you do not sign the contract the auctioneer is legally entitled to sign on your behalf.
- You will also be required to provide the auction clerk with an acceptable method of payment ie: bankers draft, debit / credit card or BACS payment for the deposit which is normally 10% of the purchase price or £2,500 (whichever is greater).

- Each successful buyer or bidder will be required to pay the auctioneers, a non-refundable buyers, fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT. The fee is payable on exchange of contract whether buying prior, during or post auction.
- We recommend that you always check the Special Conditions of Sale relating to each property, so you are aware of any additional costs involved.
- Please ensure that there are adequate funds in your account to cover the amount required.
- Do 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.

If a property does not sell:

- In this case the property will not have reached its reserve price. If you are interested do let a member of the auction team know your highest bid and contact details.
- We will then be able to speak to the seller on the day and try and agree a sale

After the auction:

- The auctioneers will write to all parties involved in the transaction informing them of the sale.
- It is important that you instruct your solicitor and advise them of the purchase. Thereafter the seller's and buyer's solicitors normally liaise with each other through to completion of sale. During this stage we closely monitor the progression of the sale to ensure a smooth completion.

Completion of sale:

- This is normally 28 days after the auction, unless stated otherwise in the auction contract.
- The balance of the purchase price will be required at this stage.

SHONKI BROTHERS LTD for themselves, their Joins Agents and for the sellers of the properties whose agents they are, give notice that:

1. All statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the sellers and are not to be relied on as a statement of representation of fact.
2. Any intending buyer must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in the individual property particulars. The description, dimension and other particulars have been prepared on our own inspection and information supplied by the sellers and are believed to be accurate but no warranty is given in this respect or that the property is in good structural condition and repair. Some photographs/images may have been enhanced using AI.
3. None of the items, services or facilities included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by the auctioneers or their joint agents and no warranty is given in this respect and potential buyers should satisfy themselves as to any points arising therefrom.
4. The stated uses of the respective lots are not warranted as being permitted or lawful under any planning legislation and prospective buyers are advised to make their own searches and enquiries and rely upon the results thereof.
5. Shonki Brothers Ltd has not made any investigations into the existence or otherwise of any issue concerning pollution, potential land, air or water contamination affecting any lot and each bidder shall be responsible for making his own enquiries and surveys in this respect.
6. The sellers do not make or give Shonki Brothers Ltd nor any persons in their employment any authority to make or give any representation of warranty whatsoever in relation to the properties.
7. Any guide prices issued, or any estimates or values mentioned in negotiations or discussions, cannot be relied upon by prospective buyers as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies, or other authorities. In all respects prospective buyers are deemed to have relied upon their own professional advisors.
8. In default of the purchase the Auctioneer shall be entitled, at his discretion, as agent for the seller, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful

bidder does not pay a deposit and/or complete the Memorandum the seller reserves the right to claim any loss he incurs as a result.

9. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.
10. All room sizes and site measurements are approximate and have been scaled from Architects, Land Registry or Ordnance Survey Plans. They are published for the convenience of bidders. Their accuracy and the shading and/or boundaries thereon are not guaranteed and they are excluded from any Memorandum of Agreement of Sale. They are merely intended to indicate the location of each lot. Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue. Any photographs included in the description of any lot are merely intended to provide buyers with an approximate indication of the location, character and style of the relevant property and are published solely for the convenience of bidders and are expressly excluded from the Memorandum of Agreement of Sale.
11. Each lot will be sold in accordance with the Title Documentation as the location plans shown in the catalogue are for identification purposes only. buyers are advised to view the Special Conditions of Sale in respect of the precise interest to be conveyed.
12. Please Note that you will NOT be entitled to KEYS or access to vacant properties until completion of the sale. If access is required it may be arranged through our office with the permission of the seller. A charge will be levied if an accompanied viewing is necessary. Once we are advised by the seller's solicitors completion has occurred, the keys will be available for collection at our offices or the local key holder. If arrangements are made to post the keys, the auctioneers take no responsibility for their delivery.
13. 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 accept no liability for any losses, damage, injury or accident.

Finally:

NEVER be afraid to ask the Auction Team if you are unsure about any aspect of the auction process, do not hesitate to contact us on

0116 254 3373.

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

In accordance with the above regulations we are required to identify buyers, bidders and payers. We will therefore require information and documentation for verification purposes. We may in addition request documentary evidence via third party electronic identification verification. The searches will be conducted on all the parties related to the purchase as is required by the legislation. Failure to establish evidence of identity will deem the registration incomplete and therefore considered to be null and void. A photocopy will be taken as part of the auction control process for our records in order to comply our bidder identification procedures and in accordance with RICS Best Practice guidelines on bidder identity verification.

IMPORTANT NOTES:

- Any ID presented in the Auction room must be original documents and must be current.
- Where requested you must provide ID from List A and from List B below

List A

Proof of ID
Passport
Driving Licence
EEA member state identity card

List B

Proof of Address - must have been issued in the last 3 months
Utility bill (not mobile)
Council tax bill
Bank statement (excluding credit card statements)
Home/motor insurance certificate

Remote Bidders:

All ID's should be certified copies of the originals.

Agent/representative:

If you bid as agent or representative for the buyer, you will need to provide us with written evidence of your authority to act in such capacity.

If Payee of Deposit is different to the Buyer:

You have to confirm your relationship with the bidder/buyer and the funds provider.

You must also provide ID from List A & B above

WHO ARE YOU?	ID REQUIRED
BIDDER	<ul style="list-style-type: none"> • ID relating to the buyer from List A & B • If you are acting as agent for the buyer, written proof of your authority to act as agent together with ID from List A & B
BIDDER INDIVIDUAL BUYER JOINT BUYER – for each buyer	<ul style="list-style-type: none"> • ID relating to the buyer(s) from List A & B
UK registered Limited Company or Limited Liability Partnership	<ul style="list-style-type: none"> • Certificate of Incorporation • ID from List A & B for all individuals or entities with 25% or more of the shares or voting rights in the company • A letter of authority from the company • If offshore, nominee director declaration and a general power of attorney • For an LLP, ID from List A & B for 2 designated members
Unincorporated business or partnership	<ul style="list-style-type: none"> • Full names(s) of proprietor / all partners • ID for all individuals or entities with 25% or more of the shares or voting rights in the company from List A & B
Trust	<ul style="list-style-type: none"> • Trust deed • List of trustees • List of beneficiaries • Individual ID from List A & B for all individuals with a vested interest in 25% or more of the capital and/or those who exercise control over the Trust

- Any personal data obtained for the purposes of complying with money laundering regulations may only be processed for the purposes of preventing money laundering or terrorist financing.
- We usually keep files and papers relating to client matters for six years from the date we cease to work on that matter, after which we may dispose of them, as we reasonably consider appropriate, and in accordance with current Data Protection Regulations.

LOT
1

208 Battram Road, Ellistown, Coalville, Leicestershire LE67 1GB

GUIDE PRICE: £85,000 - £90,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located at the end of Battram Road which is off Wood Road and is near to Battram Village. To the front and rear of the property is open fields.

Description:

A palisaded terrace property with 2 bedrooms, gas central heating and double glazing. The property is in need of modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden with potential car standing space, side access to a long rear garden.

Note:

- No offers will be accepted on this lot prior to the auction.
- The property requires complete modernisation.
- The sale is subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 58, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
2

2 Byron Street, Ilkeston, Derbyshire DE7 5JG

GUIDE PRICE: £65,000 - £70,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located just off Cranmer Street which is off Chapel Street and is close to Ilkeston Town Centre.

Description:

A terrace property with 2 bedrooms, double glazing and gas central heating. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Shared front left access leads to the rear garden. No. 4 retains a right of way across the garden for bin access.

Note:

- No offers will be accepted on this lot prior to the auction.
- The property requires complete modernisation.
- The sale is subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 59, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel

8

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 22 July 2026

Entries now being taken



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

Email: info@shonkibrothers.com
www.shonkibrothers.com

**LOT
3**

104A Uppingham Road, Leicester LE5 0QF

GUIDE PRICE: £140,000 - £150,000 PLUS VAT



RETAIL INVESTMENT

Location:

The property is located opposite Kitchener Road and near Uppingham Road Health Centre.

Description:

A detached single storey retail unit of approximately 1,000 sqft with forecourt car parking.

Accommodation:

Ground Floor:

Retail area, store room, office, WC.

GIA: 1,000 sqft (93 sqm)

Outside:

Front and side forecourt providing car parking.

Note:

- VAT is payable on the purchase price.
- Can be purchased as a TOGC.

Energy Performance Certificate:

Rating 24, Band A.



Tenure:

- Freehold, subject to existing lease.
- Let on a 15 year lease from 28.11.2021 - 28.11.2036 with 3 yearly rent reviews, the rent was reviewed in 2024 to £15,250 pax, however the rent review memorandum was signed at a discounted rate of £14,400 pax.

Solicitors:

Shoosmiths, 9th Floor, New Station Street, Leeds LS1 4JB
Tel: (0370) 086 7371 ~ Ref: J Speed

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
4

33 Kendal Road, Ellistown, Coalville, Leicestershire LE67 1EF

GUIDE PRICE: £100,000 - £105,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located just off Ibstock Road and near to Ellistown Scout Group.

Description:

A terrace property with 2 bedrooms, double glazing and gas central heating. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden with open outhouse and access from Cumberland Road.

Note:

- The property requires complete modernisation and repair.
- Evidence of historical structural movement.
- No offers will be accepted on this lot prior to the auction.
- The sale is subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 67, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel

10

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 22 July 2026

Entries now being taken



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

Email: info@shonkibrothers.com
www.shonkibrothers.com

**LOT
5**

29 Cossington Road, Sileby, Loughborough LE12 7RW

GUIDE PRICE: £145,000 - £150,000



RETAIL WITH RESIDENTIAL ABOVE

Location:

The property occupies a prominent position adjacent to Sileby Baptist Church and within close proximity to local amenities including The Free Trade Inn and Sileby Library.

Description:

A 2 storey retail property with residential accommodation above comprising a large flat with 3 bedrooms. The ground floor is currently an antiques shop. The property is in need of modernisation and repair.

Accommodation:

Ground Floor:

Retail Unit, kitchen, WC, integral garage with access to first floor flat.

First Floor Flat:

5 rooms, kitchen, bathroom.

Outside:

Rear yard.

Planning:

- Potential for alternative uses and to convert the first floor to self contained flats subject to planning.
- Local Authority: Charnwood Borough Council (01509) 634570.

Tenure:

Freehold.



Energy Performance Certificate:

Pending.

Solicitors:

Rajinder Singh & Co, 85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
6**

17A Evington Lane, Evington, Leicester LE5 5PQ

GUIDE PRICE: £270,000 - £280,000



RESIDENTIAL

Location:

The property is located to the rear of 17 Evington Lane, near to the junction of Evington Road/Evington Drive and Masjid Umar Mosque.

Description:

A partially constructed detached new-build property of approximately 1,288 sqft with 3 bedrooms and double glazing. The development has reached first-fix stage, however, works remain incomplete and the property requires finishing.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen/diner, space for WC.
GIA: 735 sqft (68.3 sqm)

First Floor:

3 bedrooms one with ensuite, bathroom.
GIA: 553 sqft (51.4 sqm)

Total GIA: 1,288 sqft (120 sqm) approx.

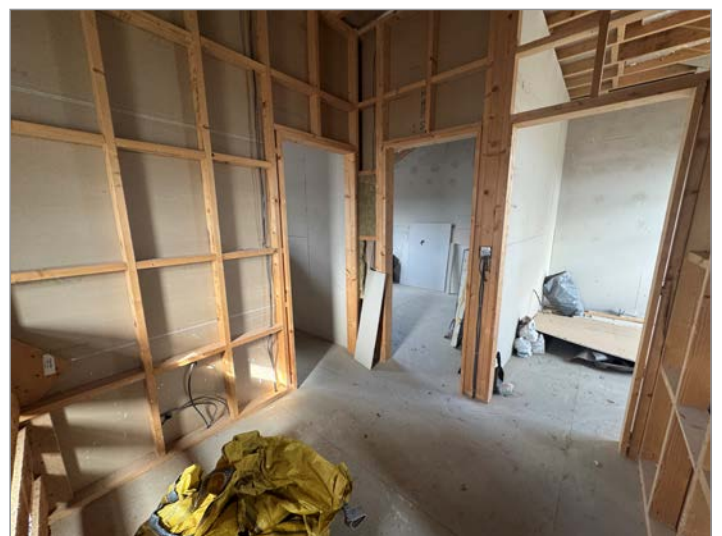
Outside:

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

Note:

The following documents will be provided prior to the Auction:

- Standard Assessment Procedure (SAP's) calculations, structural calculations and detailed plans.
- Building Control sign-off confirming the structure complies with the approved plans.



Solicitors:

Rajinder Singh & Co, 85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh

12

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 22 July 2026

Entries now being taken

Kal Sangra
SHONKI BROTHERS

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

Email: info@shonkibrothers.com
www.shonkibrothers.com

LOT
7

19 Wilberforce Road, Leicester LE3 0GT

GUIDE PRICE: £135,000 - £140,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is situated off Upperton Road, close to the corner of Gaul Street and Western Road, opposite the East West Community Centre and near De Montfort University and Leicester Royal Infirmary.

Description:

An extended palisaded villa with 3 bedrooms, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen, lobby to bathroom.

First Floor:

3 bedrooms.

Outside:

Front walled garden, rear garden with access from Gaul Street.

Note:

- The property requires modernisation.
- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 69, Band C.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



FORMER HOTEL / RESIDENTIAL RENOVATION

Location:

The property is located opposite Albert Road and near to the junction of Springfield Road.

Description:

A spacious 3 storey semi detached property of approximately 4,394 sqft with basement previously a hotel with 12 bedrooms and 12 bathrooms. The property has been taken back to a shell condition and is ready for complete renovation.

Accommodation:

Basement:

GIA: 413 sqft (38.4 sqm)

Ground Floor:

GIA: 1,722 sqft (160.2 sqm)

First Floor:

1,543 sqft (143.3 sqm)

Loft:

716 sqft (66.5 sqm)

Total GIA: 4,394 sqft (408.4) approx.

Outside:

Front garden providing off road parking for several cars, side access to small rear yard.

Note:

The property requires complete renovation.



Planning:

- There is potential for conversion to a single residence, self contained flats or commercial use subject to planning.
- There are indicative schemes for 11 studio flats for student accommodation and one scheme for 9 self-contained flats, both of which are subject to planning approval.
- Local Authority: Leicester City (0116) 454 3000.

Tenure:

Freehold.

Solicitors:

Rajinder Singh & Co, 85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh

**LOT
9**

61 Collingwood Road, Long Eaton, Nottingham NG10 1DR

GUIDE PRICE: £135,000 - £140,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located near to the junction of Nelson Street which is off Tamworth Road and is near St Laurence Church of England Primary School.

Description:

A semi detached property with 3 bedrooms, gas central heating and double glazing. The property requires modernisation and repair.

Accommodation:

Ground Floor:

Entrance hallway, lounge, kitchen/diner, WC, store, boiler room.

First Floor:

3 bedrooms, bathroom.

Outside:

Shared access to the front garden, access to the rear garden via shared passageway between Nos. 53 and 55.

Note:

- The property requires complete modernisation and repair.
- No offers will be accepted prior to auction.
- The sale will be subject to Buyer paying the Seller's legal and auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 72, Band C.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
10****Units 15 - 23 Layton Road, Leicester LE5 0PU****GUIDE PRICE: £350,000 - £375,000**

Entrance

COMMERCIAL INVESTMENT

Location:

The units are located off Uppingham Road near to the junction of Humberstone Road.

Description:

The property comprises of 5 self contained single storey industrial units totalling approximately 8,718 sqft (810 sqm) on a site area of 0.77 acres.

Tenure:

Freehold, subject to existing leases and occupation.

Solicitors:

Shoosmiths, 9th Floor, New Station Street, Leeds LS1 4JB
Tel: (0370) 086 7371 ~ Ref: J Speed

UNIT	SQFT (SQM)	EPC	LEASE	RENT £ PAX
15	2,540 (236)	105, E	15 years from 01.01.2024 - 31.12.2039 Rent reviews geared to RPI Year 3: £15,000 pax, Year 4: £16,000 pax, Year 5: £17,000 pax	13,500
17	1,528 (142)	52, C	15 years from 17.09.2015-16.09.2030 with 5 yearly rent reviews Outstanding rent reviews: 17.09.2020 & 17.09.2025 A new average rent of £8,750 pax is proposed to be effective from 17.09.2020 & a new rent of £10,500 pax to be effective from 17.09.2025, this is yet to be agreed	7,000
19	1,550 (144)	56, C	15 years from 17.09.2015 - 16.09.2030 with 5 yearly rent reviews Outstanding rent reviews on 17.09.2020 & 17.09.2025 A new average rent is proposed of £9,000 pax to be effective from 17.09.2020 and a new rent of £10,500 pax to be effective from 17.09.2025, this has been agreed by the tenant, signed memorandum is awaited	7,500
21	1,528 (142)	57, C	New 5 year lease is proposed at a rental of £10,500 pax plus buildings insurance & service charge payable monthly in advance, counter proposal awaited	
23	1,572 (146)	56, C	New 5 year lease is proposed at a rental of £11,500 pax plus buildings insurance & service charge payable monthly in advance, counter proposal awaited. In addition storage containers to have a licence drawn up at a rent to be agreed for each container	7,200
Current Rental Value				35,200

16**IMPORTANT NOTICE:**

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

NEXT AUCTION DATE:

Wednesday 22 July 2026

Entries now being taken



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

Email: info@shonkibrothers.com
www.shonkibrothers.com



PART COMMERCIAL INVESTMENT / RESIDENTIAL DEVELOPMENT

Location:

The property is located in the city centre near Highcross Shopping Centre and the junction of Church Gate and St Peter's Lane. It is within the Church Gate Conservation area.

Description:

A substantial corner property comprising two commercial units. This includes a three-storey building with a ground-floor café and residential accommodation above, providing a total net internal area of approximately 990 sq ft, together with a former factory building arranged over part two and part three storeys, extending to a gross internal area of 10,958 sq ft, with potential for residential conversion subject to planning permission.

Planning:

- Potential for commercial and residential redevelopment, subject to planning permission.
- An indicative scheme has been drawn up for the redevelopment of the factory to a 6-storey building comprising 4 ground floor retail units and 19 flats above.
- Local Authority: Leicester City Council (0116) 454 1000.

Note:

- Previously marketed for £475,000 - £495,000.
- Can be purchased as a TOGC.

Tenure:

- Freehold, subject to existing lease of 61 Church Gate.
- Let on a 5 year lease from 01.12.2022 at a rental of £6,000 plus VAT pax.

Solicitors:

Parity House, 19A Church Street, Oadby, Leicester LE2 5DB
Ref: K Jamal ~ Tel (0116) 464 7559

PROPERTY	ACCOMMODATION	SQFT (SQM)	EPC
61 Church Gate			
Ground	Cafe, kitchen, WC	413 (38.35)	150, F (expired)
First	Lounge, store room with separate shower room	309 (28.69)	
Second	2 bedrooms	268 (24.8)	
NIA		990 (91.97)	
2-6 Mansfield Street			
Basement	Storage	2,680 (248.98)	87, D
Ground	Warehouse	3,218 (298.96)	
First	Warehouse	3,223 (299.42)	
Second	Warehouse	1,837 (170.66)	
GIA		10,958 (11,018.03)	



© Crown Copyright. All Rights Reserved. Licence No. 100008102. Plans are for location purposes only.



potential illustrative scheme

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
12**

9 Melton Avenue, Rushey Mead, Leicester LE4 7SE

GUIDE PRICE: £280,000 - £290,000



RESIDENTIAL

Location:

The property is located off Melton Road near to the junction of Watermead Way and Troon Way and opposite Sainsbury's.

Description:

A link detached property with 4 bedrooms, gas central heating and double glazing. The property needs modernisation and repair.

Accommodation:

Ground Floor:

Entrance porch, hallway, through lounge, kitchen, lean to used as a utility room.

First Floor:

3 bedrooms, bathroom.

Loft:

Bedroom.

Outside:

Front garden with car standing space, large rear garden with shower room.

Planning:

- Potential to extend the property subject to planning.
- Local Authority: Leicester City (0116) 454 3000.

Note:

Evidence of historical structural movement.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 50, Band E.

Solicitors:

Merali Beedle, The Dock, 75 Exploration Drive, Leicester, LE4 5NU
Tel: (0116) 509 8995 ~ Ref: N Gohel

20

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 22 July 2026

Entries now being taken

Kal Sangra
SHONKI BROTHERS

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

Email: info@shonkibrothers.com
www.shonkibrothers.com

**LOT
13**

17 Manitoba Way, Selston, Nottingham NG16 6FP

GUIDE PRICE: £145,000 - £150,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located between Columbia Close and Mansfield Road and is near Holly Hill Primary School.

Description:

A detached bungalow with 3 bedrooms, conservatory, garage, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Entrance hall, lounge, 3 bedrooms, kitchen, shower room, conservatory.

Outside:

Large front garden with off road parking, single garage and left side access to rear garden which extends past the overgrown hedge.

Note:

- The property requires modernisation.
- No offers will be accepted prior to auction.
- The sale will be subject to Buyer paying the Seller's legal and auctioneer's fees.

Tenure:

Freehold.



Energy Performance Certificate:

Rating 64, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
14

7 Market Street, Leicester LE1 6DN

GUIDE PRICE: £275,000 - £295,000 PLUS VAT



COMMERCIAL INVESTMENT

Location:

The property is located in a conservation area in the city centre near to Town Hall Square and on the west side of the pedestrianised Market Street which benefits from high footfall. It is close to its junction with Millstone Lane and also within walking distance of De Montfort University, The University of Leicester and Leicester Royal Infirmary. Nearby occupiers include national chains such as McDonalds, Café Nero and Max Spielmann and many independent operators.

Description:

A well presented 2 storey commercial property with a gross internal floor area of approximately 2,928 sqft (272 sqm) on a site area of 136 sqm. The property is currently let to an independent travel agents and has ground floor retail area with offices above, ancillary areas, air conditioning and rear loading.

Accommodation:

Ground Floor:

Retail area, kitchen, meeting room, WCs.
GIA: 1,464 sqft (136 sqm)

First Floor:

Open plan office, large office, meeting room, kitchen, WCs.
GIA: 1,464 sqft (136 sqm)

Total GIA: 2,928 sqft (272 sqm)

Outside:

Rear communal loading.

Note:

- VAT is payable on the purchase price.
- Can be purchased as a TOGC.

Tenure:

- Freehold, subject to existing lease.
- The Tenant has been in occupation since September 2010. The current FRI lease expires on 28.09.2027 and the passing rental is £30,000 pax

Energy Performance Certificate:

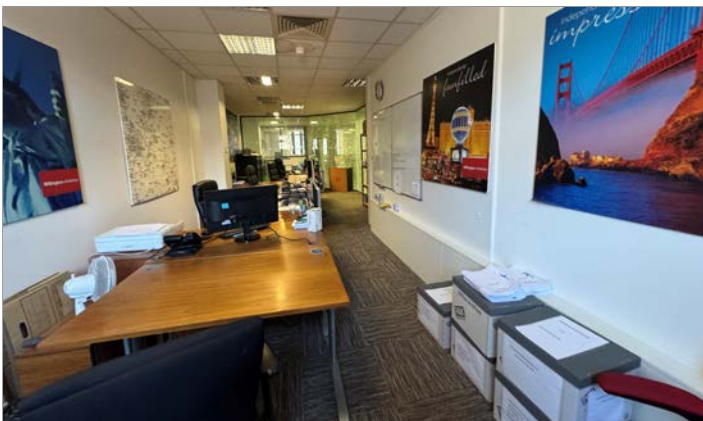
Rating 74, Band C (expired).

Solicitors:

Lawson-West Solicitors, 4 Dominus Way, Meridian Business Park, Leicester LE19 1RP
Tel: (0116) 212 1021 ~ Ref: R Beswick



© Crown Copyright. All Rights Reserved. Licence No. 100008102. Plans are for location purposes only.



Rear

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
15

150 St. Nicholas Circle, Leicester LE1 4JJ & 15 Bath Lane, Leicester
LE3 5BF

GUIDE PRICE: £450,000 - £475,000



Bath Street Elevation

MIXED USE COMMERCIAL PREMISES / POTENTIAL RESIDENTIAL DEVELOPMENT

Location:

The property is located in the city centre and fronts both St Nicholas Circle and Bath Lane and is near to Jewry Wall & Roman Baths.

Description:

A substantial commercial property of approximately 6,889 sqft, comprising a single-storey former factory now used as a retail unit with rear storage and a three-storey former factory having ground-floor industrial/storage with a mezzanine and roller shutter door, and high-quality offices on the upper floors. The property benefits from approximately 7 parking spaces.

Planning:

- Potential for residential development subject to planning.
- Local Authority: Leicester City (0116) 454 3000.

Note:

Previously marketed for £600,000.

Tenure:

Freehold.

Solicitors:

Birketts Solicitors, Providence House, 141-145 Princes Street,
Ipswich IP1 1QJ
Tel: (01473) 406266 ~ Ref: H Brumby

ACCOMMODATION	USE	SQFT (SQM)	EPC
150A St Nicholas Circle			
Unit	Retail	550 (51.1)	117, E
Rear Area	Storage	2,530 (235)	
15 Bath Lane			
Ground Floor	Warehouse	947 (88)	
Mezzanine	Storage	514 (47.8)	
Link Floor	Office	398 (37)	
First Floor	Office	949 (88.2)	
Second Floor	Office	1,000 (92.9)	
Parking			
Bath Lane Frontage	4 spaces		
St Nicholas Frontage	Tandem parking for 3 spaces		
Total GIA		6,889 (640)	



© Crown Copyright. All Rights Reserved. Licence No. 100008102. Plans are for location purposes only.



St. Nicholas Circle Elevation



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

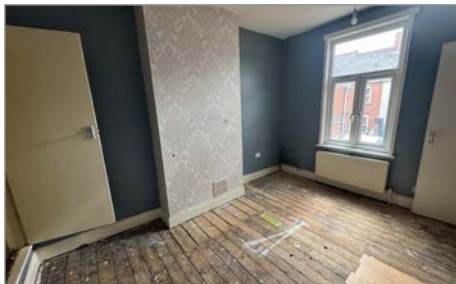
BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
16

31 Mount Road, Spinney Hill, Leicester LE5 3DN

GUIDE PRICE: £155,000 - £160,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located between St Saviours Road and Vulcan Road and near to Charnwood Primary School and Shenton Primary School.

Description:

A terrace property with 2 bedrooms, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Side shared access to rear yard.

Note:

- The property has a flying freehold above the passageway.
- The property requires modernisation.
- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 67, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel

26

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

NEXT AUCTION DATE:

Wednesday 22 July 2026

Entries now being taken



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

Email: info@shonkibrothers.com
www.shonkibrothers.com

**LOT
17**

Land off Brownsover Lane, Brownsover, Rugby, Warwickshire CV21 1WF

GUIDE PRICE: £2,000 - £2,500 PLUS VAT



© Crown Copyright. All Rights Reserved. Licence No. 100008102. Plans are for location purposes only.

LAND / POTENTIAL DEVELOPMENT

Location:

The site is located between Brownsover Lane and Leicester Road and is near to Brownsover Hall Hotel.

Description:

A site of public open space of approximately 2.133 acres (0.86 hectares).

Planning:

- Potential for alternative uses subject to planning.
- Local Planning Authority: Rugby Borough Council (01788) 533777.

Note:

- VAT will be payable on the purchase price.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.
- The property is sold subject to a development uplift clause which will reserve 30% of any increase in value due to any non-agricultural or equestrian development that takes place within 30 years of the completion of purchase. This clause would be triggered if the land is included as the Biodiversity Net Gain element of any other associated planning consents. These clauses will be triggered either upon the implementation of a planning consent or the sale of the property to a third party, subject to any consents.
- A restrictive covenant will be imposed on preventing the siting of any mobile home, or temporary dwelling without the written consent of the Vendor.

Tenure:

Freehold.

Solicitors:

Merali Beedle, The Dock, 75 Exploration Drive, Leicester, LE4 5NU
Tel: (0116) 509 8995 ~ Ref: S Smyth



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
18

Flats 1, 2, 3 & 4, 136 Mere Road, Highfields, Leicester LE5 5GN

GUIDE PRICE: £300,000 - £310,000



RESIDENTIAL

Paragon Asra Housing Limited



PA Housing

Location:

The property is located on the corner of Park Vale Road opposite Spinney Hill Park and is within a conservation area.

Description:

A large 3 storey corner palisaded double fronted villa of approximately 2,194 sqft with basement. The property has been converted to 4 flats with gas central heating, fire alarm system, emergency lighting and smoke detectors.

Energy Performance Certificate:

Rating 63, Band D.

Note:

- Estimated Rental Value: £31,200 pax.
- No offers will be accepted on this lot prior to the auction.
- The property requires general modernisation.
- The sale will be subject to the Buyer paying the Seller's legal and auctioneer's fees.

Tenure:

Freehold.

Solicitors:

Capsticks LLP, Wellington House, 68 Wimbledon Hill Road, London
Tel: (0208) 780 4763 ~ Ref: L Bradbury

FLAT - FLOOR	ACCOMMODATION	SQFT (SQM) APPROX
1 - G/F	Lobby, lounge, kitchen, bedroom, bathroom	373 (34.6)
2 - G/F	Lobby, lounge/bedroom, kitchen, bathroom	400 (37.2)
G/F	Laundry room	105 (9.8)
3 - F/F	Hallway, lounge, kitchen, 3 bedrooms, bathroom with separate WC	783 (72.8)
4 - 2/F	Large lounge, kitchen, 2 bedrooms, bathroom, store	533 (49.7)
Outside	Front garden with gated access to rear yard with a portacabin of 194 sqft (18.4 sqm) with electric	

28

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

NEXT AUCTION DATE:
Wednesday 22 July 2026
Entries now being taken



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



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

Registration Form for Proxy, Telephone & Remote/Internet Bidding

COMPLETE IN BLOCK CAPITALS

Please select method of bidding:

Proxy

Telephone

Remote

(Please enquire before selecting)

I hereby instruct and authorise Shonki Brothers Ltd to bid on my behalf in accordance with the terms and conditions as given in the auction catalogue and I understand that should my bid be successful the offer will be binding upon me. Shonki Brothers Ltd will bid on my behalf if required, taking my instructions in this respect on the telephone when the relevant lot is being sold at the auction. I authorise you to record such bidding and instructions in order to avoid any doubts or disputes.

AUCTION DATE	LOT NO.	PROPERTY ADDRESS
MAXIMUM BID PRICE	IN WORDS	

BUYER

PURCHASER DETAILS		
Full contract name(s) (including titles if personal)		
COMPANY		
CORRESPONDENCE ADDRESS		
MOBILE	LANDLINE	EMAIL

BIDDER DETAILS – to be completed if different from the buyer

BIDDER DETAILS		
Full contract name(s) (including titles if personal)		
COMPANY		
CORRESPONDENCE ADDRESS		
MOBILE	LANDLINE	EMAIL
RELATION TO BUYER:	PROOF OF IDENTITY - REQUIRED	PROOF OF AUTHORITY - REQUIRED
	Are the identification documents of the purchaser/ bidder (if different) attached? YES <input type="checkbox"/> NO <input type="checkbox"/>	Is the letter of authority attached? YES <input type="checkbox"/> NO <input type="checkbox"/>

SOLICITORS DETAILS

SOLICITORS NAME	
COMPANY NAME	
ADDRESS	
TELEPHONE	

METHOD OF PAYMENT

CARD	BANK TRANSFER	BANKERS DRAFT												
Complete details	AMOUNT: £	<input type="checkbox"/> AMOUNT: £												
NAME ON CARD														
CARD NO.	VALID FROM	EXPIRY												
<table border="1" style="width: 100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 25%;"> </td> <td style="width: 25%;"> </td> <td style="width: 25%;"> </td> <td style="width: 25%;"> </td> </tr> </table>					<table border="1" style="width: 100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 25%;"> </td> <td style="width: 25%;"> </td> <td style="width: 25%;"> </td> <td style="width: 25%;"> </td> </tr> </table>					<table border="1" style="width: 100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 25%;"> </td> <td style="width: 25%;"> </td> <td style="width: 25%;"> </td> <td style="width: 25%;"> </td> </tr> </table>				

I/we confirm that I/we are required to pay the deposit and buyer's fee on the fall of the hammer and I/we are purchasing the Lot(s) with complete knowledge and acceptance of the Terms & Conditions for Proxy & Telephone & Remote/Internet Bidders overleaf, auction catalogue and the Important Notice to Bidders therein, all relevant Common Auction Conditions, General and Special Conditions of Sale, notices to prospective purchasers and also any Addendum relating to the Lot has been inspected and to have full knowledge thereof. I/we take full responsibility for all bids undertaken on my behalf as per this form AND AS SUCH:

- I/we confirm that I/we are required to pay the deposit and buyer's fee on the fall of the hammer and I/we are purchasing the Lot(s) with complete knowledge and acceptance of the Important Information, Common Auction Conditions, Legal Pack, Addendum and
- I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed _____ Date of Signing: _____
 Signed by bidder (or person signing on purchaser's behalf) and warrants that authority has been given by the purchaser.

Once you have completed this form, please send, along with photographic ID and proof of address, via email to info@shonkibrothers.com.
 By submitting this form, you authorise Shonki Brothers Limited to undertake any further proof of identification and Money Laundering checks that may be required.

Terms & Conditions for Proxy, Telephone & Remote/Internet Bidders

These Terms and Conditions apply to the bidder and the buyer (if different) and must be adhered to in order for you to place a bid by telephone, proxy or remotely/online. It is understood that if you are bidding that you understand and accept these terms and conditions.

IMPORTANT NOTE:

If you have bid on a property be it is the auction room, by telephone, proxy, online, remotely or pre- or post- auction, you are bound by these terms and conditions, therefore please read and understand them before you place your bid. If you require any clarification, contact our auction team.

You can contact us by telephoning us on 0116 254 3373 or by emailing us at info@shonkibrothers.com.

1. A prospective purchaser should complete and sign the registration form. Failure to complete any part of the form and to sign it will render the instructions invalid and entitle the auctioneer to disregard the bid.
2. A separate form must be completed for each Lot for which a prospective purchaser wishes to bid or requires the auctioneer to bid on their behalf.
3. For a Proxy Bid the prospective purchaser should complete the form showing the maximum price, which the prospective purchaser authorises the auctioneer to bid for a particular property.
The maximum price to which the auctioneer is authorised to bid must be an exact figure (accordingly, wording such as "£100 over the highest bid in the room" will not be acceptable). The auctioneer reserves the right not to bid on behalf of the prospective purchaser should there be any error in respect of these instructions or the accompanying deposit.
4. The completed form/s together with 2 forms of certified identification documents of all relevant buyers/bidders as per The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), as well as certified identification documents for the buyer (should they differ), should be sent to the auctioneers.
5. Prospective purchasers should send with this form a valid cheque, banker's draft drawn on a United Kingdom Branch of a bank, or transfer direct to our auction account representing 10% of the maximum price (minimum £2,500) to which the prospective purchaser wishes the auctioneer to bid. Where the particular Lot is purchased below the maximum figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
6. The successful bidder will be required to pay the Auctioneers a buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT on exchange of contracts for each property purchased, this is no refundable
7. The aforementioned registration form, identity documents and payment or proof of payment can be sent by post addressed to Kal Sangra, Shonki Brothers Ltd, 85 Granby Street, Leicester LE1 6FB or scanned and emailed to info@shonkibrothers.com and must be received not less than 24 hours prior to the time of the commencement of the auction at which the particular property is to be sold.
8. The prospective proxy purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant Lot on behalf of the prospective purchaser in such a manner as the auctioneer thinks fit in his absolute discretion.
9. The prospective purchaser may, in writing only, at any time up to the commencement of the auction in which the particular Lot is to be sold, withdraw the auctioneer's authority to bid or alter the instructions. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives any written alterations to the original instructions, and he should verify that such instructions have been received.
10. The prospective purchaser shall be deemed to have authorised the auctioneer on the basis that the auction catalogue and all relevant Common Auction Conditions, general and special conditions of sale, notices to prospective purchasers and also any addendum relating to the Lot, has been inspected and to have full knowledge thereof. The prospective purchaser authorises the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd as the prospective purchaser's agent to sign the memorandum of contract incorporating all such matter at or after the auction.
11. Should the prospective buyer wish to bid at the auction, remotely in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case, the auctioneer will not make any bids on behalf of the prospective buyer.
12. In the event that another bidder makes a bid equal to the maximum bid the proxy and telephone bidders is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion.
13. Unless the relevant Lot is sold to the prospective purchaser, the amount of the prospective purchaser's bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the respective purchaser.
14. The auctioneer reserves the right to bid himself or through an agent up to the reserve price of the particular Lot.
15. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or the remote bidding system.
16. The auctioneer on no account will accept any responsibility and will not be liable for prospective purchasers becoming disconnected or unobtainable during bidding, or for any interruption or suspension of telephone and internet connections. If forms are sent by post it is at the bidder's risk if for whatever reason post is delayed or if the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd are unable to access the office. The auctioneer Shonki Brothers Limited will not be liable for any loss or claims for any other reasons whatsoever, which are beyond its control.
17. The prospective purchaser will be advised if the relevant Lot has been successfully purchased on his behalf as soon as possible after the auction. Where the Lot has not been purchased, the prospective purchaser will be notified and the deposit if transferred will be returned as soon as reasonably possible.
18. Prospective purchasers are advised to visit our website or telephone the auction department of Shonki Brothers Ltd (0116 254 3373) up to the time of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant Lot or other matters relating to it. The auctioneers will accept no liability whatsoever if the prospective purchaser does not visit our website or telephone in respect of any such amendments and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective purchaser as a result thereof.
19. In accordance with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), we are required to identify buyers, bidders and payers. We will therefore require information and documentation for verification purposes. If satisfactory documentation is not provided, we may make searches via third party data providers. The searches will be conducted on all the parties related to the purchase as is required by the legislation. Failure to establish evidence of identity will deem the registration incomplete and therefore considered to be null and void. Your information and documentation, for these requirements, may be shared with the vendor, the vendor's solicitors, agents or other authorised organisations.
20. We usually keep files and papers relating to client matters for six years from the date we cease to work on that matter, after which we may dispose of them, as we reasonably consider appropriate, and in accordance with current Data Protection Regulations.

Signed

I have read and understood the above Terms and Conditions.

Date of Signing:

**Sell Your
Property Fast
With Experts
You Can Trust**



Looking to sell by auction?

Choose Leicester's longest-established, family-run property auction house & get results guaranteed:

- Sale can be completed in just 20 working days
- No up-front costs
- Personal service from people who care
- Trust & expertise from decades in the business

Call us now to arrange your free valuation & make sure your property is SOLD—quickly, effectively and with no hassle.



0116 254 3373

www.shonkibrothers.com

Kal Sangra
SHONKI BROTHERS

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

Email: info@shonkibrothers.com
www.shonkibrothers.com