Kal Sangra

SHONKI BROTHERS

AUCTION

Wednesday 22 July 2026 at 2.30pm

ONLINE AUCTION

Watch Live Stream

Bidding via:

internet - telephone - proxy

naea | propertymark PROTECTED

Regulated by RICS

Auction: Wednesday 22nd July 2026

Welcome to our fourth auction of 2026, taking place on Wednesday 22 July at 2.30pm, we will be offering a great selection of competitively priced lots.

Currently, the market is showing a softer momentum. Buyers and Sellers are active, with clear positive indicators out there to retain confidence.

Buyers are experiencing greater choice as stock levels are reported to be at an increase. Where auctions are a credible option, and with our lots specifically, properties are priced competitively 10-15% below open-market value and this generates greater interest.

Buyers looking for investments can be assured by high tenant demand and predictable rental incomes. Our auction team can guide you through the potential return on your investment, i.e. calculating the expected rental value and providing you with the expected yield.

Investment in property continues to deliver as a valuable asset, capital appreciation remains steady, and those in it for the long game can expect long-term wealth growth.

Some may ask, is borrowing still cost effective? While product availability has fluctuated, lenders are actively refining stress tests to allow eligible landlords to borrow more. Recent BTL data shows growth has primarily concentrated in remortgaging as existing landlords look to lock in better rates.

Competitive pricing is a key driver of market activity, and auctions remain one of the most effective routes to market. Our sales results, local expertise and decades of experience have served as an engine to create genuine opportunities for both investors and owner occupiers.

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 22nd July 2026.

K S Sangra FRICS FNAVA
Auctioneer

Auction: Wednesday 22nd July 2026

Order of Sale

LOT	PROPERTY ADDRESS
1	3 Browning Street, Leicester LE3 0JJ
2	16 Saxby Street, Leicester LE2 0ND
3	Land at Tin House Farm, Welham Lane, Great Bowden, Leicestershire LE16 7FN
4	Land at 1, 3, 5, 7 & 9 Conduit Street, Leicester LE2 0JN
5	27 Roman Street, Leicester LE3 0BD
6	26 Victoria Street, Desborough, North Northamptonshire NN14 2LX
7	Flat 10, Chestnut House, 22 Knighton Drive, Stoneygate, Leicester LE2 3HB
8	Land at 27 Wharf Street South, Leicester LE1 2AA
9	157 London Road, Leicester LE2 1EG
10	Former Saffron Housing Neighbourhood Office, 499 Saffron Lane, Leicester LE2 6UJ
11	The Grange, Station Street, Whetstone, Leicester LE8 6JS

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.

SHONKI BROTHERS LTD
85 GRANBY STREET, LEICESTER LE1 6FB
TEL: 0116 254 3373
EMAIL: INFO@SHONKIBROTHERS.COM
WEB: WWW.SHONKIBROTHERS.COM

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 Joints 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

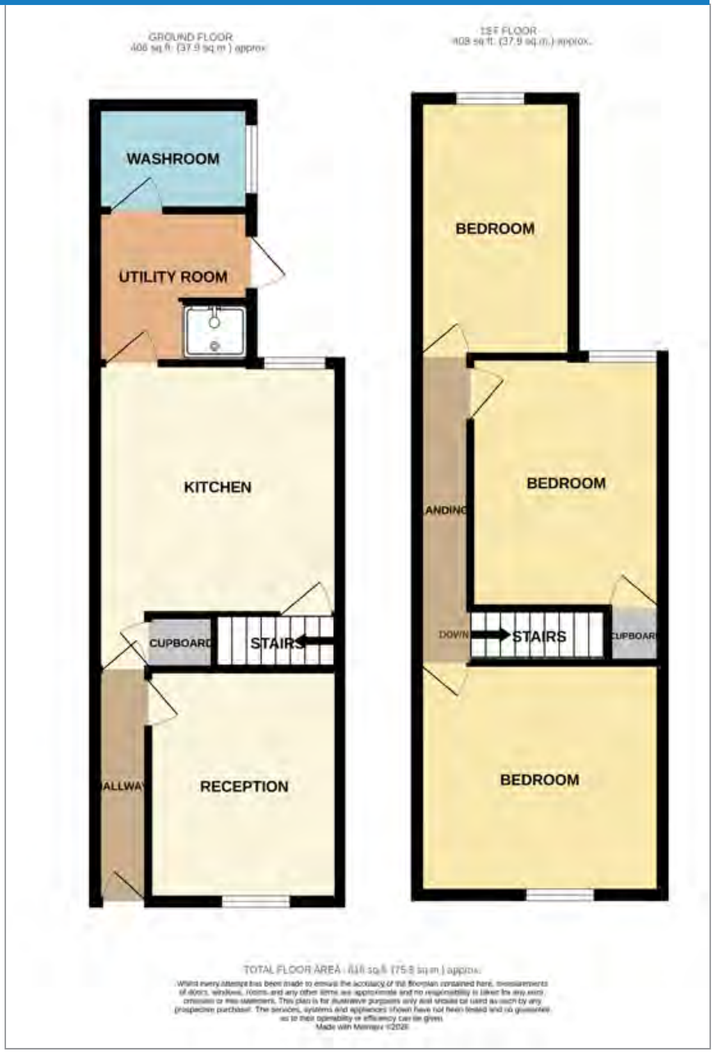
WHO ARE YOU?	ID REQUIRED
BIDDER	• ID relating to the buyer from List A & B • If you are acting as agent for the buyer, written proof of your authority to act as agent together with ID from List A & B
BIDDER INDIVIDUAL BUYER JOINT BUYER – for each buyer	• ID relating to the buyer(s) from List A & B
UK registered Limited Company or Limited Liability Partnership	• 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	• 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	• 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

3 Browning Street, Leicester LE3 0JJ

GUIDE PRICE: £130,000 - £135,000



RESIDENTIAL

Location:
The property is located near to the corner of Harrow Road and is between Narborough Road and Fosse Road North.

Description:
A terrace property with 3 bedrooms, gas central heating and partial double glazing. The property requires modernisation.

Accommodation:
Ground Floor:
Entrance hall, front lounge, kitchen/diner, utility room with a shower cubicle, washroom.

First Floor:
3 bedrooms.

Outside:
Rear yard with 2 outbuildings and rear access.

Note:
Previously marketed for £155,000.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 60, Band D.

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 2

16 Saxby Street, Leicester LE2 0ND

GUIDE PRICE: £275,000 - £280,000

RESIDENTIAL / 9 BEDROOM HMO

Location:
The property is located off London Road and within walking distance of University of Leicester, Leicester Train Station and the city centre.

Description:
A substantial 4 storey plus basement palisaded villa of approximately 2,551 sqft converted into a 9-bedroom HMO. The property has partial double glazing and gas central heating.

Accommodation:
Ground Floor:
Entrance hall, communal lounge, kitchen, lobby to shower room and second kitchen.

Lower Ground Floor:
2 bedrooms (No. 1 & 2), shower room, WC.

First Floor:
3 bedrooms (No. 3, 4 & 5), shower room.

Second Floor:
3 bedrooms (No. 6, 7 & 8), WC.

Third Floor:
Bedroom (No. 9).

Outside:
Small front forecourt, rear yard.

Planning:
- Potential to convert to self contained flats, subject to planning.
- Local Authority: Leicester City (0116) 454 3000.

Note:
- Previously marketed for £450,000.
- Estimated Rental Value: £39,780 pax.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 63, Band D.

Solicitors:
Josiah Hincks Solicitors, The Manse, 22 De Montfort Street, Leicester LE1 7GB
Tel: (0116) 204 2888 ~ Ref: P Davis

not to scale, for indicative purposes only

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

NEXT AUCTION DATE:
Wednesday 23 September 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 3

Land at Tin House Farm, Welham Lane, Great Bowden, Leicestershire LE16 7FN

GUIDE PRICE: £540,000 - £550,000

entrance

LAND / COMMERCIAL DEVELOPMENT

On behalf of Edward Gee and Daniel Richardson appointed as Joint Fixed Charge Receivers

Location:
The site is situated on the eastern outskirts of Great Bowden, approximately 1.5–2 kilometres north-east of Market Harborough town centre. Access is via Welham Lane, a rural route connecting the village to the surrounding countryside and the A6.

Description:
A level enclosed site of approximately 1.272 acres (0.51 ha) previously an agricultural yard. The site has planning permission for 7 light industrial/business units each with 6 car parking spaces and a shared open yard.

The proposed build will have a 35.38% site coverage and a total GIA of approximately 19,290 sqft (1,792 sqm), with each unit being 2,756 sqft (256 sqm).

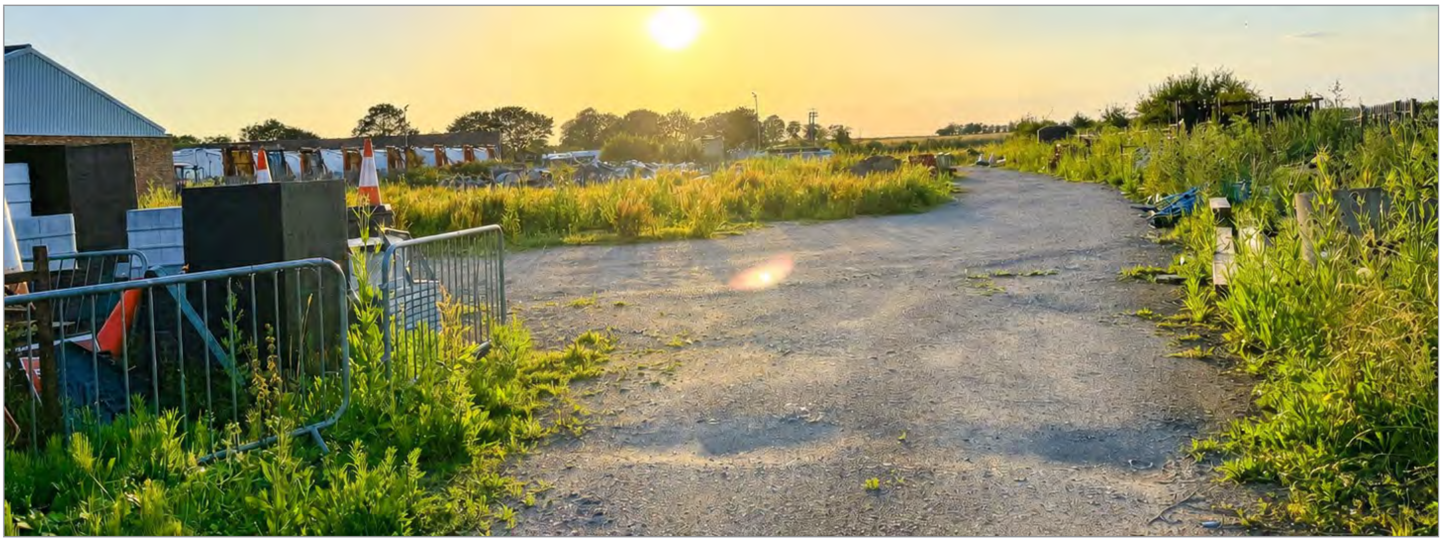
Planning:
- Planning permission has been granted for 7 light industrial/business units each with 6 car parking spaces and a shared open yard.
- Planning has been implemented by the demolition of a shed.
- Planning Permission No. 22/00679/VAC dated 26.05.2022.
- Local Authority: Harborough District Council (01858) 828282.

Note:
VAT may be payable on the purchase price, this is to be confirmed.

Tenure:
Freehold.

Solicitors:
Spencer West, Longbow House, 20 Chiswell Street, London EC1Y 4TW
Tel: (0161) 270 7777 ~ Ref: V Atangui

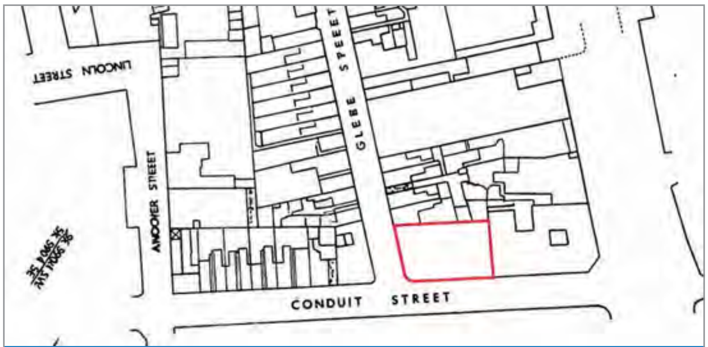
proposed site layout and elevation



LOT 4

Land at 1, 3, 5, 7 & 9 Conduit Street, Leicester LE2 0JN

GUIDE PRICE: £450,000 - £460,000



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LAND / RESIDENTIAL & COMMERCIAL DEVELOPMENT

Location:
The site is located just off London Road and on the corner of Glebe Street and is within walking distance of Leicester Train Station, University of Leicester and the city centre.

Description:
A level cleared site with tarmac surface of approximately 0.2 acres currently used as a car park accommodating 20 cars. The site had planning permission for residential development of a 6 storey block of student accommodation providing 62 bedrooms.

Planning:
- The site had planning permission for a 6 storey student accommodation scheme comprising 62 bedrooms in cluster apartments.
- Planning Permission No. 20161019 dated June 2017, this has lapsed.
- Local Authority: Leicester City (0116) 454 3000.

Note:
The site is operated under a 2 year management agreement with Euro Car Parks, under which the owner receives 87% of the gross income, currently approximately £25,200 pa before business rates. This agreement can be terminated by issuing a 3 months notice for vacant possession for sale or redevelopment.

proposed elevation from lapsed planning permission

Tenure:
Freehold, subject to existing management agreement.

Solicitors:
Nelsons, Provincial House, 37 New Walk, Leicester LE1 6TY
Tel: (0116) 222 6663 ~ Ref: J Coningsby

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

NEXT AUCTION DATE:
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Entries now being taken

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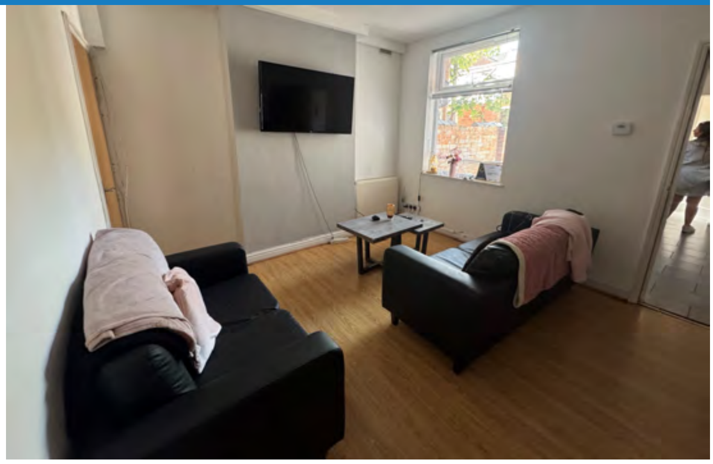
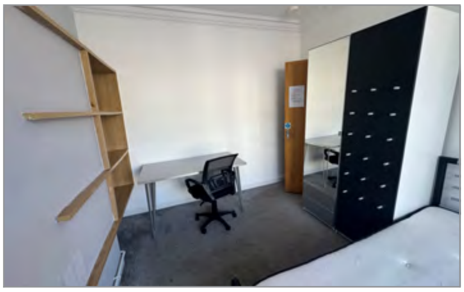
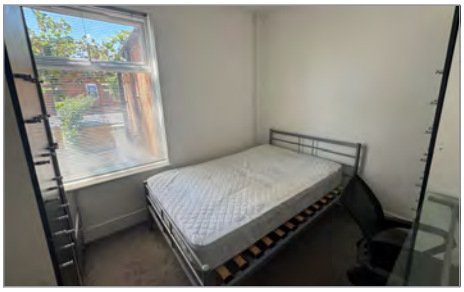
LOT
5

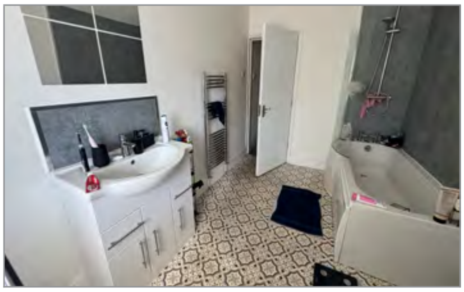
27 Roman Street, Leicester LE3 0BD

GUIDE PRICE: £170,000 - £175,000









RESIDENTIAL

Location:
The property is located near to Westcotes Library and is between Narborough Road and Western Road.

Description:
A well presented and fully furnished end terrace property with loft conversion. The property has been previously let as a 4 bedroom student let with gas central heating and 2 bathrooms.

Accommodation:
Ground Floor:
Entrance hall, lounge, bedroom, kitchen, lobby to shower room with WC, separate WC.

Second Floor
2 bedrooms, bathroom.

Loft Room:
Bedroom.

Outside:
Front garden, rear access to small yard.

Note:
The property was let in the 2025-2026 academic year at a rental of £21,600 pax.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 51, Band E.

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

26 Victoria Street, Desborough, North Northamptonshire NN14 2LX

GUIDE PRICE: £250,000 - £260,000

FORMER WORKING MENS CLUB / RESIDENTIAL / HOTEL CONVERSION

Location:
The property is off High Street and near to Desborough Library.

Description:
A part 2 storey part single storey former working men's club of approximately 3,473 sqft with planning permission for residential conversion to 8 self contained flats with allocated parking to the rear and also for a 12 bedroom hotel.

Note:
Previously marketed at £350,000.

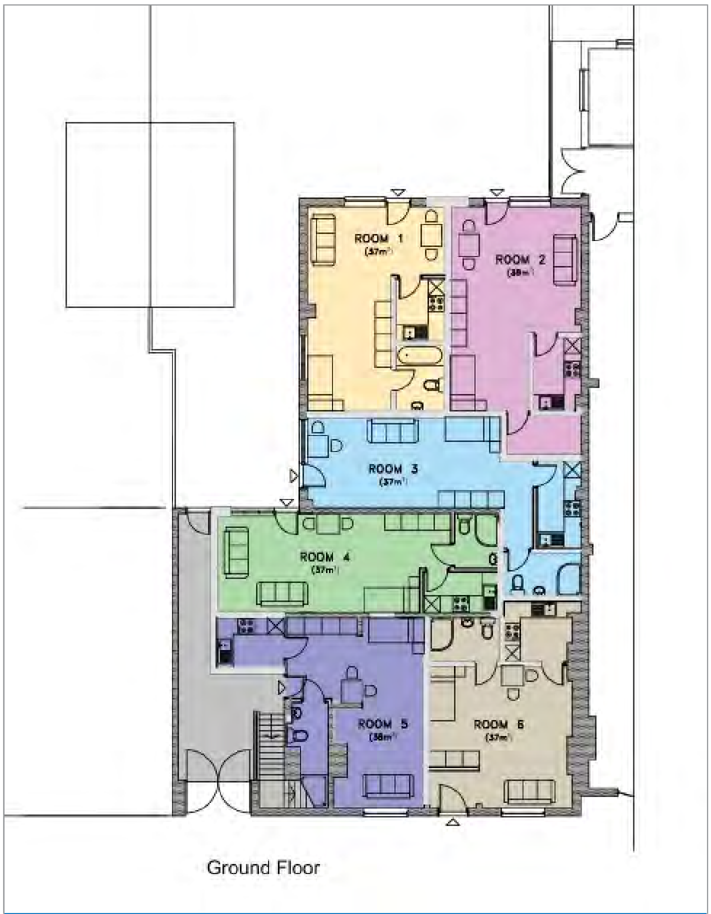
Energy Performance Certificate:
Rating 97, Band D.

Planning:
- Planning permission has been granted for conversion to 8 flats.
- Planning Permission No. NK/2023/0335 dated 14.06.2023.
- Planning permission has been granted for a 12 bedroom hotel.
- Planning Permission No. NK/2023/0327 dated 26.05.2023.
- Local Authority: North Northamptonshire Council: (0300) 126 3000.

Tenure:
Freehold.

Solicitors:
Mann & Co Solicitors, 17 Station Road, Kettering NN15 7HH
Tel: (01536) 520025 ~ Ref: B Mann

FLOOR	ACCOMMODATION	SQFT (SQM)	PROPOSED ACCOMMODATION	ROOM	SQFT (SQM)
G/F	Large reception area, hallway to large function room, hallway to second large function room, WC.	2,542 (236)	Lounge/bedroom, kitchen, shower room	1 2 3 4 5 6	398 (37) 409 (38) 398 (37) 398 (37) 409 (38) 398 (37)
First	3 rooms, bathroom, 4 x WCs	931 (86)	Lounge, kitchen, bedroom, shower room	7 8	431 (40) 441 (41)
Outside	Rear car parking for 6-7 cars, garage				



proposed ground floor layout

proposed first floor layout

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)

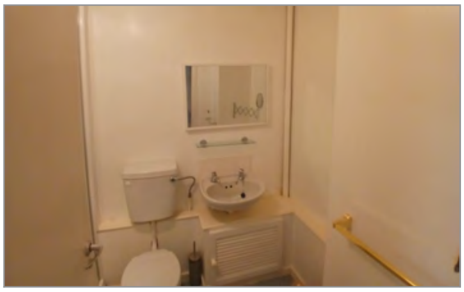
BUYERS FEE:
The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT 7

Flat 10, Chestnut House, 22 Knighton Drive, Stoneygate, Leicester LE2 3HB

GUIDE PRICE: £90,000 - £95,000

photograph of whole block



RESIDENTIAL / APARTMENT

Location:
The property is located in a desirable area off London Road near to the junction of Knighton Road and Stoughton Road and Co-Op Food convenience store.

Description:
A well presented ground floor flat of approximately 495 sqft (46 sqm) with one bedroom, double glazing, electric storage heating, communal garden and car park.

Accommodation:

Ground Floor:
Entrance hall with store cupboard, lounge, kitchen, bedroom, shower room.

Outside:
Communal garden and car park to the rear.

Energy Performance Certificate:
Rating 54, Band E.

Tenure:
- Long leasehold, 125 years from 01.06.1988 (87 years remaining).
- Service Charge: £1,660.20 pa.
- Ground Rent: £9 pa.

Note:
Estimated Rental Value: £10,800 pax.

Solicitors:
BWS Law Solicitors, 19-20 Church Gate, Loughborough LE11 1UD
Tel: (01509) 232611 ~ Ref: E Brownen

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

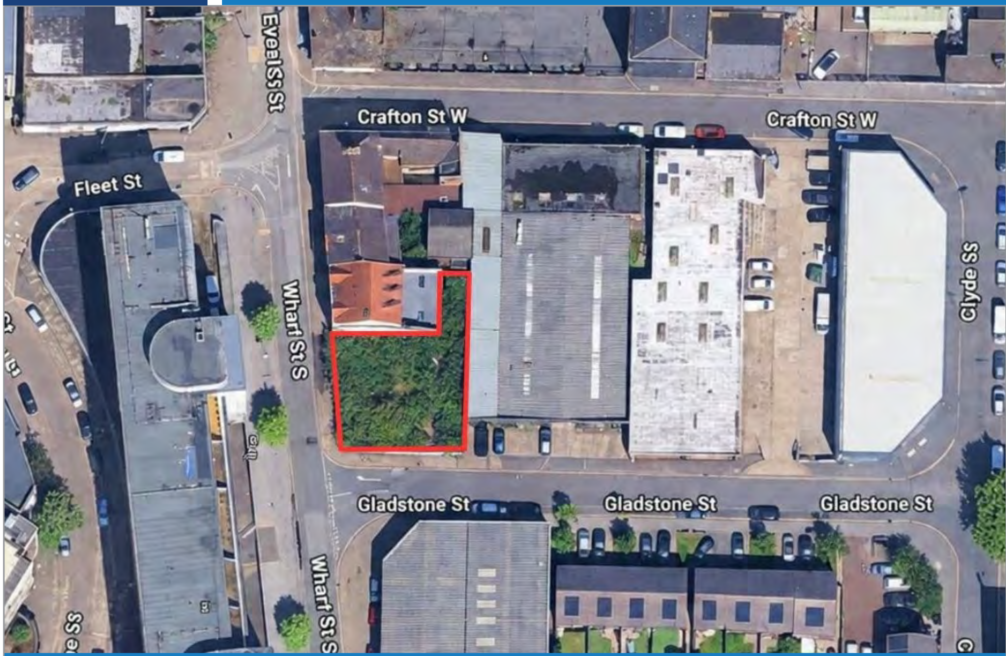
NEXT AUCTION DATE:
Wednesday 23 September 2026
Entries now being taken

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

LOT
8

Land at 27 Wharf Street South, Leicester LE1 2AA

GUIDE PRICE: £150,000 - £160,000



plans are for location purposes only.

LAND / RESIDENTIAL & COMMERCIAL DEVELOPMENT

Location:
The site is located in the city centre, on the corner of Gladstone Street and near to the Curve Theatre.

Description:
A parcel of land of approximately 478 sqyds (0.1 acre) having planning permission for residential development of a 10 storey block providing 70 flats.

Planning:
- Planning permission was originally granted for a 10 storey building providing 39 one bedroom flats with ground-floor office and café space.
- Planning Permission No. 20071365 dated 2008.
- This permission was implemented securing the consent.
- Certificate of Lawful Development No. 20152021 dated November 2015.
- This permission was amended to provide 70 flats (32 studios and 38 one bedroom flats) while retaining ground-floor commercial space.
- Section 73 Permission Granted No. 20160361 approved April 2018.
- A further application was submitted to amend the approved plans by reducing the scheme to provide 63 flats (32 studios and 31 one bedroom flats) and revising the building's external appearance.
- Section 73 Application No. 20182313.
- Local Authority: Leicester City (0116) 454 3000.

Tenure:
Freehold.

Solicitors:
Nelsons, Provincial House, 37 New Walk, Leicester LE1 6TY
Tel: (0116) 222 6663 ~ Ref: J Coningsby

proposed elevation

LOT
9

157 London Road, Leicester LE2 1EG

GUIDE PRICE: £475,000 - £485,000

COMMERCIAL / RESIDENTIAL INVESTMENT

Location:
The property is located within a conservation area on the corner of Salisbury Avenue which is near to the junction of Evington Road and Granville Road. The property is within walking distance of Victoria Park, University of Leicester, the train station and city centre.

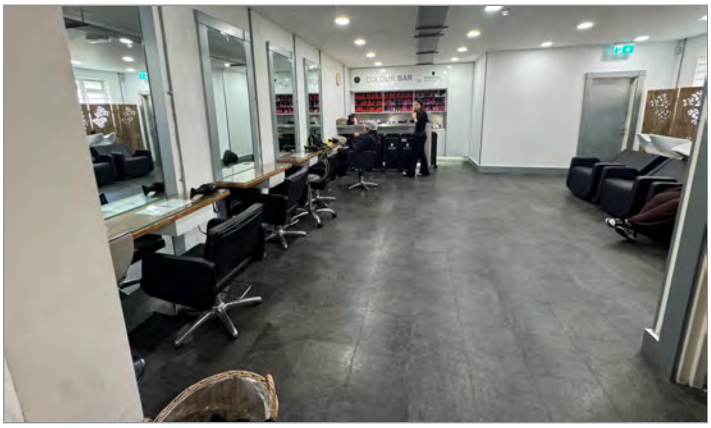
Description:
A substantial 4 storey corner property with basement of approximately 3,669 sqft. The ground and first floors are occupied by a hair salon, with 3 flats over second and third floors and 3 rear parking spaces.

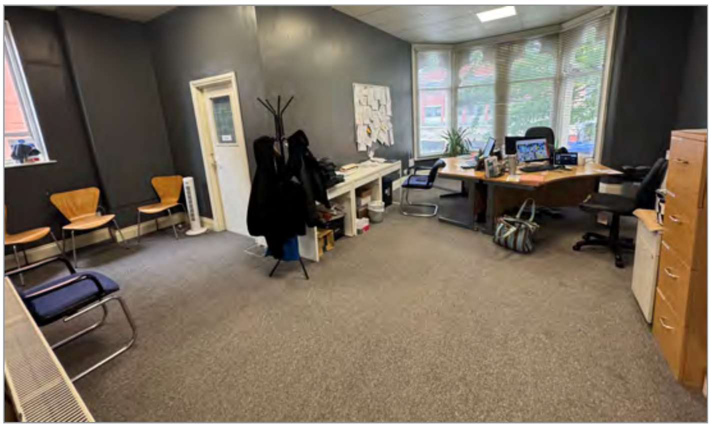
Tenure:
Freehold, subject to existing lease and tenancies.

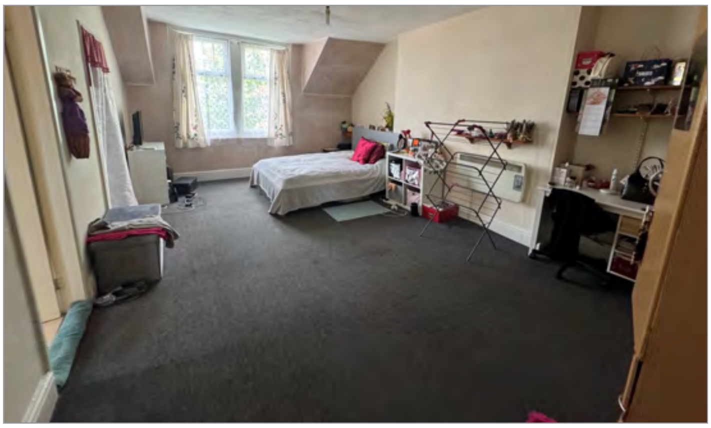
Solicitors:
Salusbury Harding & Barlow, 1 Berridge Street, Leicester LE1 5JT
Tel: (0116) 262 6052 ~ Ref: J Dunbar

FLOOR / FLAT	ACCOMMODATION	SQFT (SQM)	EPC	LEASE / TENANCY	RENT £ PAX
Cellar	2 rooms				
G/F	Salon, kitchen	1,450 (135)	40, B	New 10 year IRI lease plus service charge from 06.02.2026	22,000
Half Landing	WC				
F/F	3 offices, kitchen, WC	870 (80.7)			
2/F - Flat 3	Large lounge, bedroom, kitchen, bathroom	677 (62.8)	83, B	12 months AST from 01.06.2025	5,400
3/F - Flat 1	Lounge/bedroom, kitchen, bathroom	400 (37.2)	78, C	12 months AST from 01.08.2022	5,400
3/F - Flat 2	Lounge/bedroom, kitchen, bathroom	272 (25.7)	76, C	12 months AST from 24.02.2026	6,600
Outside	3 car parking spaces for the salon				
Current Rental Income					39,400
Estimated Rental Value					42,400


LondonRdHair







LOT 10

Former Saffron Housing Neighbourhood Office, 499 Saffron Lane, Leicester LE2 6UJ

GUIDE PRICE: £550,000 - £575,000 PLUS VAT

FORMER HOUSING OFFICE / DEVELOPMENT OPPORTUNITY

Location:
The property is located near to the junction of Gedge Way/Burgess Road, Saffron Health Practice and between Aylestone Leisure Centre and Pork Pie Roundabout.

Description:
A substantial 2 storey property of approximately 10,936 sqft with total site coverage, previously a Neighbourhood Area Housing Office. There is potential for alternative uses subject to planning permission and planning permission has been granted for external alterations to include the installation of 2 windows and 3 doors to the front. These alterations facilitate the subdivision of the property into three separate retail/commercial units with office/storage accommodation on the upper floor.

Accommodation:
Ground Floor:
Open plan space, store, bin stores, WCs.
GIA: 5,468 sqft (508 sqm)

First Floor:
Offices/storerooms, kitchens, bathrooms.
GIA: 5,468 sqft (508 sqm)

Total GIA: 10,936 sqft (1,016 sqm) approx.

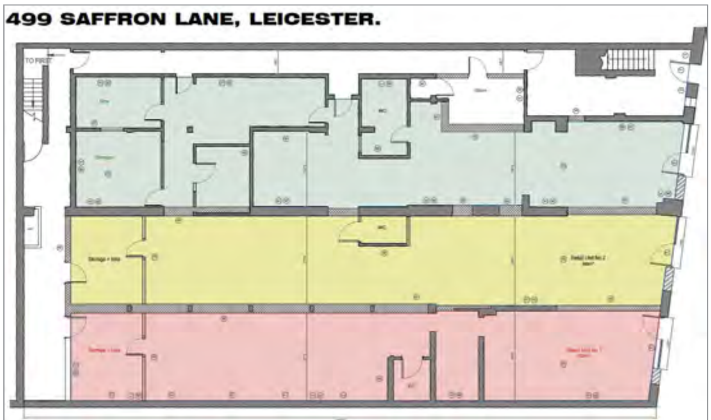
Planning:
- The property was previously a neighbourhood housing office.
- Planning has been granted for the installation of 2 windows to front, 3 doors to front; alterations to building (Class E).
- Planning Permission No. 20251672 dated 13 January 2026.
- Potential for alternative uses such as 3 retail units with storage/offices above, restaurant, fitness studio, nursery etc.
- Local Authority: Leicester City Council (0116) 454 1000.

Note:
- Previously marketed for £700,000 - £725,000 PLUS VAT.
- VAT will be payable on the purchase price.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 79, Band D.

Solicitors:
Jury O'Shea LLP, 7-9 Bream's Building, London EC4A 1DT
Tel: (0203) 176 4255 ~ Ref. J Kapoor



indicative floor layout

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 11

The Grange, Station Street, Whetstone, Leicester LE8 6JS

GUIDE PRICE: £825,000 - £850,000

RESIDENTIAL / FORMER KENNELS / GARAGE

Location:
The property is located near to the centre of the Whetstone village and off the junction of Victoria Road and High Street roundabout.

Description:
A substantial link detached Grade II listed character property of approximately 3,757 sqft on a site area of 1.2 acres. The property has 3 reception rooms, 6 bedrooms, cellar, a small commercial garage, kennels, partial double glazing and gas central heating.

Accommodation:

Cellar:
2 rooms.

Ground Floor:
Large entrance hall, 3 large reception rooms, inner hallway, utility/boot room, kitchen, breakfast room, ground floor potential annexe with sitting room, WC, access to cellar.

First Floor:
Spacious landing, master bedroom with dressing room, 4 further bedrooms, bathroom, separate WC.

Second Floor:
Bedroom.

Outside:
Shared driveway from Station Street into a large rear courtyard with small commercial garage, 2 further garages and open store, former dog kennels, extensive grounds extending to approximately 1.2 acres.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 40, Band E.

Solicitors:
Knights PLC, 34 Pocklingtons Walk, Leicester LE1 6BU
Tel: (0116) 242 1256 ~ C Ashton

not to scale, for indicative purposes only

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

NEXT AUCTION DATE:
Wednesday 23 September 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








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 ☐ NO ☐	Is the letter of authority attached? YES ☐ NO ☐

SOLICITORS DETAILS

SOLICITORS NAME	
COMPANY NAME	
ADDRESS	
TELEPHONE	

METHOD OF PAYMENT

CARD **Complete details**	**BANK TRANSFER** **AMOUNT: £**	**BANKERS DRAFT** ☐ **AMOUNT: £**
NAME ON CARD		

CARD NO.	VALID FROM	EXPIRY	CSC

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 Date of Signing:

I have read and understood the above Terms and Conditions.

MEMORANDUM OF AGREEMENT OF SALE
SHONKI BROTHERS LTD - AUCTIONS

LOT NUMBER

Agreement Date: :

Seller: :

: of

:

Buyer: :

: of

:

Property: : **ALL THAT** property described in the Seller's Special Conditions of Sale relating to the above Lot Number and known as

:

:

Completion Date :

Purchase Price : **£**
plus VAT (if applicable)

Buyer Fees : **£**
(to be paid to Shonki Brothers Ltd)

Searches etc : **£**

Balance : **£**

Less Deposit etc Paid : **£**

Balance Due : **£**

The Seller shall sell and the Buyer shall buy the Property for the Purchase price agreed on the fall of the hammer subject to the Common Auction Conditions (Edition 4) and any Special Conditions (annexed hereto).

Note: A copy of the Common Auction Conditions (Edition 4) are available for inspection at the Seller's Auctioneer's offices prior to the Auction and the Buyer is deemed to have inspected and familiarised himself/herself with such conditions prior to the Auction whether he/she has done so or not.

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 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 Brothers Ltd or any Director of theirs is authorised to sign the said Memorandum of Agreement of Sale on behalf of the successful Bidder/Buyer.

The BUYER's conveyancer is

Name..

Firm..

Address..

....

Kal Sangra

SHONKI BROTHERS

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

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