

Kal Sangra
SHONKI BROTHERS



AUCTION

Wednesday 11 February 2026 at 2.30pm

ONLINE AUCTION

Watch Live Stream
Bidding via:
internet - telephone - proxy



Auction: Wednesday 11th February 2026



Welcome to our first auction of 2026, to be held on Wednesday 11 February 2026 at 2.30pm.

We have a varied catalogue of 25+ competitively priced lots, catering to a wide range of buyers. The auction includes a mix of properties, many of which offer excellent modernisation and added value opportunities, alongside a strong selection of commercial properties suitable for owner-occupation or investment.

In 2025 we held 6 auctions and achieved an impressive 90% auction successful sales average. Our final auction of the year in November ended on a positive 96% sales success. This year we will be working just as hard to achieve great results for our clients.

The property market is currently on an upward trajectory, with transaction levels continuing to rise. November 2025 data shows that transactions have increased by 8% year-on-year. According to Land Registry data, house prices rose by 1.7% between October 2024 and October 2025, while the East Midlands outperformed the national average, recording growth of 2.3%. Prices are widely expected to continue rising.

Looking ahead, falling mortgage rates, easing inflation and improving economic stability have helped restore buyer confidence, pointing towards a strong outlook for 2026. Expectations are high for a buoyant year ahead.

Figures from November 2025 show that non-residential transactions were particularly robust, running 20% higher than the previous year, highlighting continued strength in the commercial sector. It is just as well that we have plenty of commercial lots in this auction.

The base interest rate currently stands at 3.75%, bringing borrowing costs to their lowest level in approximately three years. While dramatic further reductions are unlikely, mortgage rates are now lower year-on-year, competition among lenders is strong, and the range of available products is at its highest level in 18 years. First-time buyers are also benefiting from more flexible lending criteria.

Competitive pricing is what drives momentum in the property market and auctions remain one of the most effective routes to market your property. Our lots are typically priced 10–15% below open market value, creating genuine opportunities for both investors and owner-occupiers.

As one commentator noted – “The key challenge remains pricing—sellers think it’s 2022, while buyers think it’s 2014.”

Do not miss this opportunity to buy your next investment at a good price.

If you are thinking of buying, it is important that you do 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 11th February 2026.

K S Sangra FRICS FNAVA
Auctioneer

Auction: Wednesday 11th February 2026



Order of Sale

LOT	PROPERTY ADDRESS
1	35 Battram Road, Ellistown, Coalville, Leicestershire LE67 1GA
2	47 Newcastle Street, Huthwaite, Sutton-in-Ashfield, Nottingham NG17 2LT
3	36-42 Stafford Street, Belgrave, Leicester LE4 7AJ
4	37 Battram Road, Ellistown, Coalville, Leicestershire LE67 1GA
5	38 Saxby Street, Highfields, Leicester LE2 0NE
6	44-50 St. Ives Road, Leicester LE4 9FN
7	64 Ashby Road, Coalville, Leicestershire LE67 3LA
8	Apartment 2, Second Floor, Rutland House, 33 Rutland Street, Leicester LE1 1RE
9	Belvoir House, 22 Belvoir Road, Coalville, Leicestershire LE67 3PN
10	15 Prebend Street, Highfields, Leicester LE2 0LA
11	14 King Edward Road, Loughborough, Leicestershire LE11 1RZ
12	64A Whitehill Road, Ellistown, Coalville, Leicestershire LE67 1EL
13	15-17 Halkin Street, Belgrave, Leicester LE4 6JX
14	3 Halford Street, Leicester LE1 1JA
15	102 Brand Lane, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire NG17 3GH
16	69 & 69A Whitehill Road, Ellistown, Coalville, Leicestershire LE67 1EN
17	14, 15 & 16 Dukes Close, Thurmaston, Leicester LE4 8EY
18	18 & 18A The Nook, Cosby, Leicester LE9 1RQ
19	6 Barker Street, North Evington, Leicester LE5 3LF
20	572 Melton Road, Thurmaston, Leicester LE4 8BB
21	Land to the north side of Meadow Lane, Syston, Leicester LE7 1NR
22	51 Yeoman Street, Bonsall, Matlock, Derbyshire DE4 2AA
23	Site at 298B Melton Road, Rushey Mead, Leicester LE4 7SL
24	Flats 1A, 1, 2, 3, 4, 5, 6 & 7, 28-29 Marine Parade, Lowestoft, Suffolk NR33 0QL
25	Land at 29B Stoughton Drive South, Oadby, Leicester LE2 2RJ
26	18 Spinney Hill Road, North Evington, Leicester LE5 3GG
27	Flats 1 & 2, 3 St Stephens Road, Leicester LE2 1DR

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 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.
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**

35 Battram Road, Ellistown, Coalville, Leicestershire LE67 1GA

GUIDE PRICE: £95,000 - £100,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off B585 Wood Road and is near to Battram Village children's play park.

Description:

An end terrace property with 3 bedrooms, double glazing and gas central heating. The property requires complete modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen, lobby, bathroom.

First Floor:

3 bedrooms.

Outside:

Front garden, rear small garden and side garden accessed over a shared path to the left hand side of the property.

Energy Performance Certificate:

Rating 64, Band D.

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.

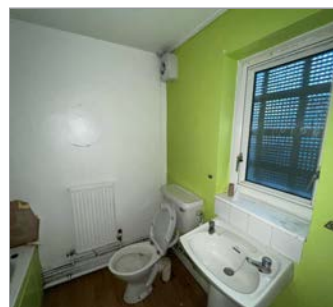
Tenure:

Freehold.

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**

47 Newcastle Street, Huthwaite, Sutton-in-Ashfield, Nottingham NG17 2LT

GUIDE PRICE: £70,000 - £75,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located at the end of a cul de sac, off Sutton Road and near to Huthwaite Welfare Park and Huthwaite Library.

Description:

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

Accommodation:

Ground Floor:

Lounge, dining room leading to kitchen, bathroom.

First Floor:

2 bedrooms.

Outside:

Walled front garden, long rear garden with outbuilding and access from the side of No. 49.

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 62, Band D.

Solicitors:

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

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

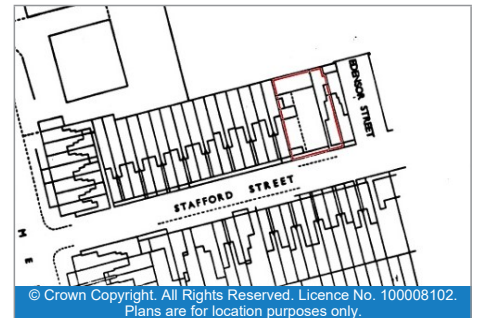
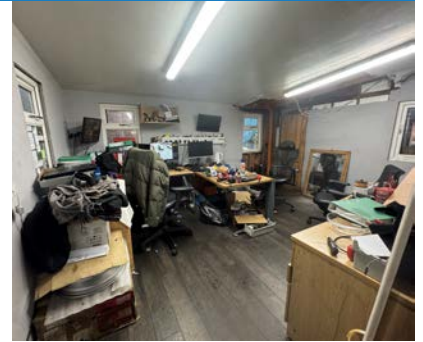
8

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

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



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



COMMERCIAL INVESTMENT

Location:

The property is located off Melton Road near to Leicestershire Secondary SCITT and backs on to playing fields.

Description:

The property comprises a semi-detached house used as offices together with 2 single-storey brick built units of approximately 1,609 sqft, with an eaves height of 13 ft and forecourt parking. The unit is currently used as a motor garage and is equipped with three-phase electric, electric roller shutter door, inspection pit and office.

Accommodation:

GARAGE:

Ground Floor:

2 Workshops, office, store.

Total GIA: 1,609 sqft (150 sqm) approx.

OFFICES / HOUSE - requires complete renovation:

Ground Floor:

2 rooms, 2 stores.

First Floor:

2 bedrooms, bathroom, kitchen.

Outside:

Yard area.

Energy Performance Certificate:

Rating 67, Band C.

Note:

- VAT is payable on the rent and purchase price.
- Can be purchased as a TOGC, buyer to make their own enquiries.

Tenure:

- Freehold, subject to existing occupation.
- Let on a 3 year FRI lease from 18.05.1998 at a current passing rent of £14,000 pax plus VAT, paid on a monthly basis.

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.

Kal Sangra

SHONKI BROTHERS

*If you want
to sell –
we make
it happen!*

Kal



Your property matters!

0116 254 3373

**LOT
4**

37 Battram Road, Ellistown, Coalville, Leicestershire LE67 1GA

GUIDE PRICE: £90,000 - £95,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off B585 Wood Road and is near to Battram Village children's play park.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen, lobby, bathroom.

First Floor:

3 bedrooms.

Outside:

Front garden, rear yard with outbuilding, rear garden accessed over a shared access road.

Energy Performance Certificate:

Rating 40, Band E.

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.

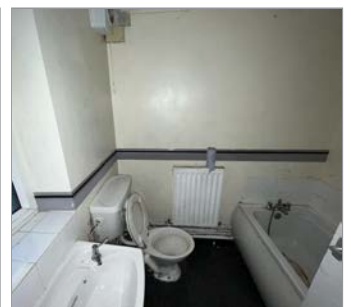
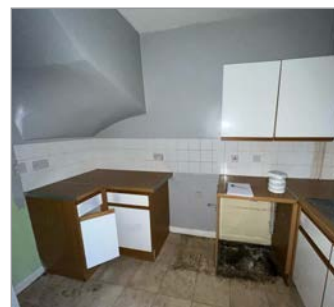
Tenure:

Freehold.

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.



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 pallisaded villa of approximately 2,626 sqft converted into a 9-bedroom HMO. The property has 2 communal reception rooms and gas central heating.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, lobby to kitchen.

Lower Ground Floor:

2 bedrooms (No. 1 & 2), shower room, WC.

First Floor:

3 bedrooms (No. 3, 4 & 5), bathroom, shower cubicle.

Second Floor:

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

Third Floor:

Bedroom (No. 9).

Outside:

Front and rear gardens.

Planning:

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

Note:

- Previously marketed for £400,000.
- Estimated Rental Value: £39,780 pax.

Tenure:

Freehold.

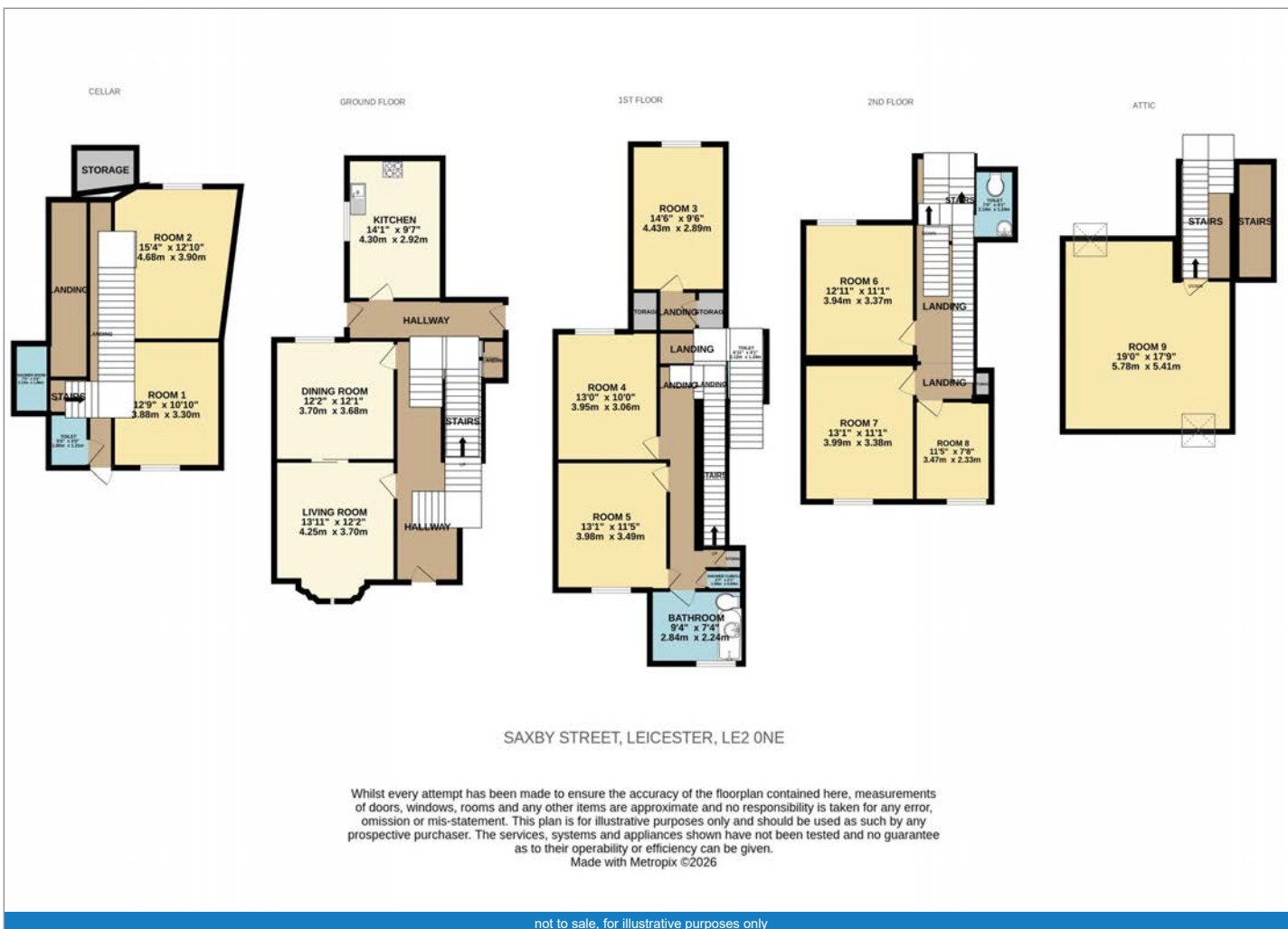
Energy Performance Certificate:

Rating 57, Band D.

Solicitors:

Josiah Hincks Solicitors, The Manse, 22 De Montfort Street, Leicester LE1 7GB

Tel: (0116) 204 2876 ~ Ref: T Parmar



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.



COMMERCIAL INVESTMENT

Location:

The property is located off Barkby Road near to the junction of Fairfax Road.

Description:

A part single and part 2 storey detached unit of approximately 3,886 sqft on a site area of 0.55 acres with 2 storey offices, 2 separate outdoor sales pitch areas and a single storey vehicle repair workshop at the rear.

Accommodation:

Ground Floor:

Large reception, 3 offices, kitchenette, WC.

GIA: 805 sqft (75 sqm)

First Floor:

3 offices, kitchenette, WC.

GIA: 792 sqft (74 sqm)

Rear Single Storey Workshop (part not inspected/measured):

Body shop.

GIA: 1,214 sqft (113 sqm) - excluding unmeasured area.

Total GIA: 3,886 sqft (361 sqm) approx.

Outside:

Display Forecourt 1 (Left):

1,387 sqyds (12,486 sqft)

Display Forecourt 2 (Right):

2,185 sqyds (19,665 sqft).

Tenure:

- Freehold.
- Originally let on a 10 year FRI lease from 10.09.2015 with 5 year rent reviews, at a passing rent of £23,700 pax.
- The head tenant has sublet parts of the property on subleases, all leases have expired.
- The head tenant and sub-tenants remain in occupation.

Energy Performance Certificate:

Rating 62, Band C.

Solicitors:

Shoosmiths, 9th Floor, New Station Street, Leeds LS1 4JB

Tel: (0370) 086 7371 ~ Ref: J Speed



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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**

64 Ashby Road, Coalville, Leicestershire LE67 3LA

GUIDE PRICE: £80,000 - £85,000



RESIDENTIAL

On behalf of EMH Homes



Location:

The property is located near to the town centre and opposite Snibston Colliery Park.

Description:

An end terrace property with a flying freehold with the adjacent property (62). The property has 2 bedrooms, gas central heating and double glazing. The property requires complete modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen, lobby.

First Floor:

2 bedrooms, bathroom.

Outside:

Front walled garden with side passage to rear garden.

Tenure:

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



Tenure:

Freehold.

Energy Performance Certificate:

Rating 65, Band D.

Solicitors:

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

16

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 22 April 2026

Entries now being taken

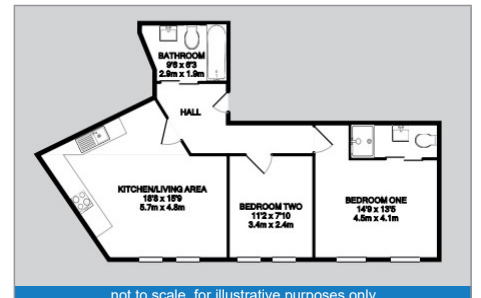
Kal Sangra
SHONKI BROTHERS

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

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



photograph of whole block



RESIDENTIAL INVESTMENT / APARTMENT

Location:

The property is located in the city centre within the Cultural Quarter and close to the Curve Theatre and Leicester Train Station.

Description:

A modern second floor flat of approximately 656 sqft (61 sqm) with 2 bedrooms, electric storage heating, secure communal entrance hall, intercom entry system and secure allocated parking space.

Accommodation:

Ground Floor:

Communal entrance hall with stairs to upper floors.

Second Floor:

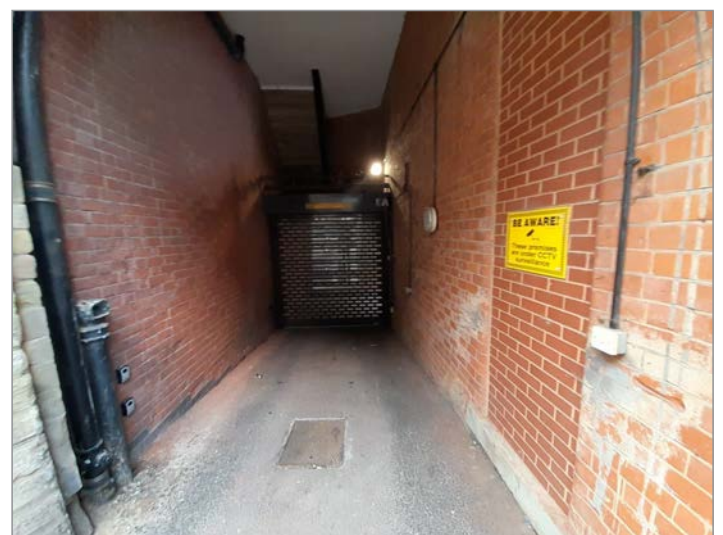
Entrance hall, open plan living area/kitchen, 2 bedrooms one with ensuite shower room, bathroom.

Outside:

Secure allocated parking space.

Tenure:

- Leasehold: 125 years from 07.03.2014.
- Ground Rent, Service Charge & Building Insurance: £2,269 pa.
- Service charge for Parking Space: £268 pa.
- Subject to a fixed term tenancy expiring 31.01.2026 at a rental of £12,000 pax.



Energy Performance Certificate:

Rating 72, Band C.

Solicitors:

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

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.



COMMERCIAL INVESTMENT

Location:

The property is located in the town centre within a parade of shops and near to Belvoir Shopping Centre.

Description:

A 2 storey retail property of approximately 2,029 sqft with ground floor café and yoga studio above.

Planning:

Local Authority: North West Leicestershire (01530) 454666.

Tenure:

- Freehold, subject to existing leases.
- Insurance is payable by each tenant in addition to the rent.
- First floor rent to increase to £8,000 pa on 02.07.2026.

Energy Performance Certificate:

Rating 71, Band C.

Solicitors:

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

USE	ACCOMMODATION	SQFT (SQM)	LEASE	RENT £ PAX
Café	Sales Area	698 (65)	3 year IRI lease from 09.05.2025	10,000
	Preparation Area	234 (22)		
	Kitchen & WC	154 (14)		
Yoga Studio	Large studio	646 (60)	3 year IRI lease from 06.01.2026 * see Tenure	7,000
	Store	99 (9.2)		
	Room 2	116 (11)		
	Kitchen	59 (5.5)		
	WC	23 (2.15)		
Outside	Rear loading and 1 car park space per tenant			
Current Rental Income				17,000



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IMPORTANT NOTICE:

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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.



RESIDENTIAL

Location:

The property is located within a designated Article 4 Direction area off London Road and is in close proximity to Leicester Train Station, the city centre, and both universities.

Description:

A large 3 storey palisaded villa of approximately 1,506 sqft, converted to a 6 bedroom HMO. The property has a full HMO Fire Safety Licence with fire alarm, smoke detectors, emergency lighting, fire doors and gas central heating.

Accommodation:

Basement:

Large area that is accessed from the front of the property.

Ground Floor:

Entrance lobby, entrance hallway, lounge, bedroom, kitchen, shower room.

First Floor:

3 bedrooms, shower room.

Second Floor:

2 bedrooms, study.

Outside:

Front garden with stairs to basement, side access to rear yard with outhouse.

Planning:

- Potential to convert the basement room subject to planning.
- Local Authority: Leicester City (0116) 454 1000.

Note:

Previously marketed for £375,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 62, Band D.

Solicitors:

Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: H Waka



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.



COMMERCIAL INVESTMENT

Location:

The unit is located off Great Central Road and is near to Great Central Trading Park and Great Central Railway - Loughborough.

Description:

A single storey fitness training centre of approximately 2,557 sqft with roller shutter door and 2 forecourt car parking spaces.

Accommodation:

Ground Floor:

Fitness studio, 2 changing rooms each with WC and shower, office. Total GIA: 2,557 sqft (237 sqm) approx.

Outside:

2 forecourt car parking spaces.

Tenure:

- Freehold, subject to existing lease.
- The property is currently occupied under the terms of a 3 year lease, which expired 29.11.2016. The tenant pays a rent of £10,200 pa in monthly instalments.

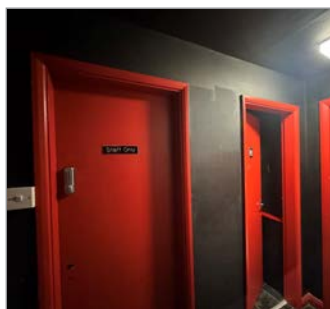
- The property is under offer on the basis of a new 5 year lease at an initial rent of £11,250 pa, rising to £12,250 pa after the first 18 months and to £12,750 pa after an additional 18 months.

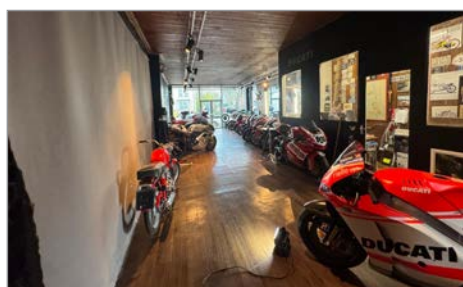
Energy Performance Certificate:

Rating 42, Band B.

Solicitors:

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





parking spaces to the rear of 67 Whitehill Road

COMMERCIAL / RESIDENTIAL / DEVELOPMENT

Location:

The property is located opposite Ellistown Primary School.

Description:

A 2 storey detached commercial property of approximately 2,152 sqft with planning permission for change of use to 2 self contained flats.

Accommodation:

Ground Floor:

Showroom, partitioned office.

First Floor:

Large showroom.

Total GIA: 2,152 sqft (200 sqm) approx.

Outside:

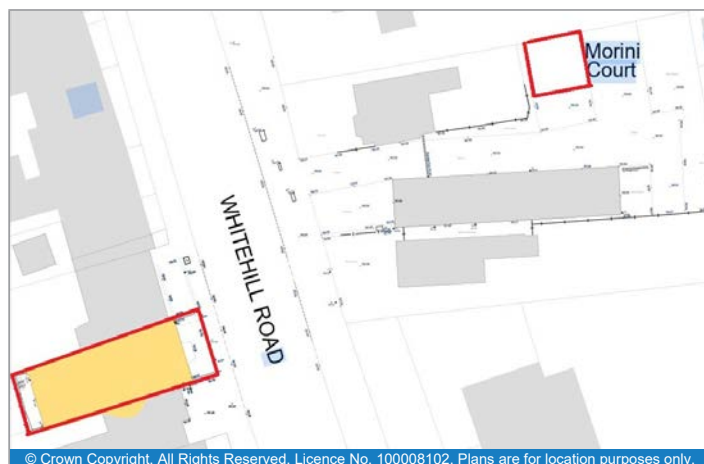
Front forecourt, 2 car parking spaces to the rear of 67 Whitehill Road.

Planning:

- Planning permission has been granted to convert the property to 2x2 bedroom self contained flats.
- Planning Permission No.25/00382/FUL dated 09.06.2025.
- Local Authority: North West Leicestershire – (01530) 454665.

Note:

We have been advised that there is no gas or water supply to the building.



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Tenure:

Freehold.

Energy Performance Certificate:

Pending

Solicitors:

Arch Law, Suite 215, Northlight House, Pendle Road, Lancashire BB9 5FL
Tel: (01282) 222802 ~ Ref: C Morris

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)

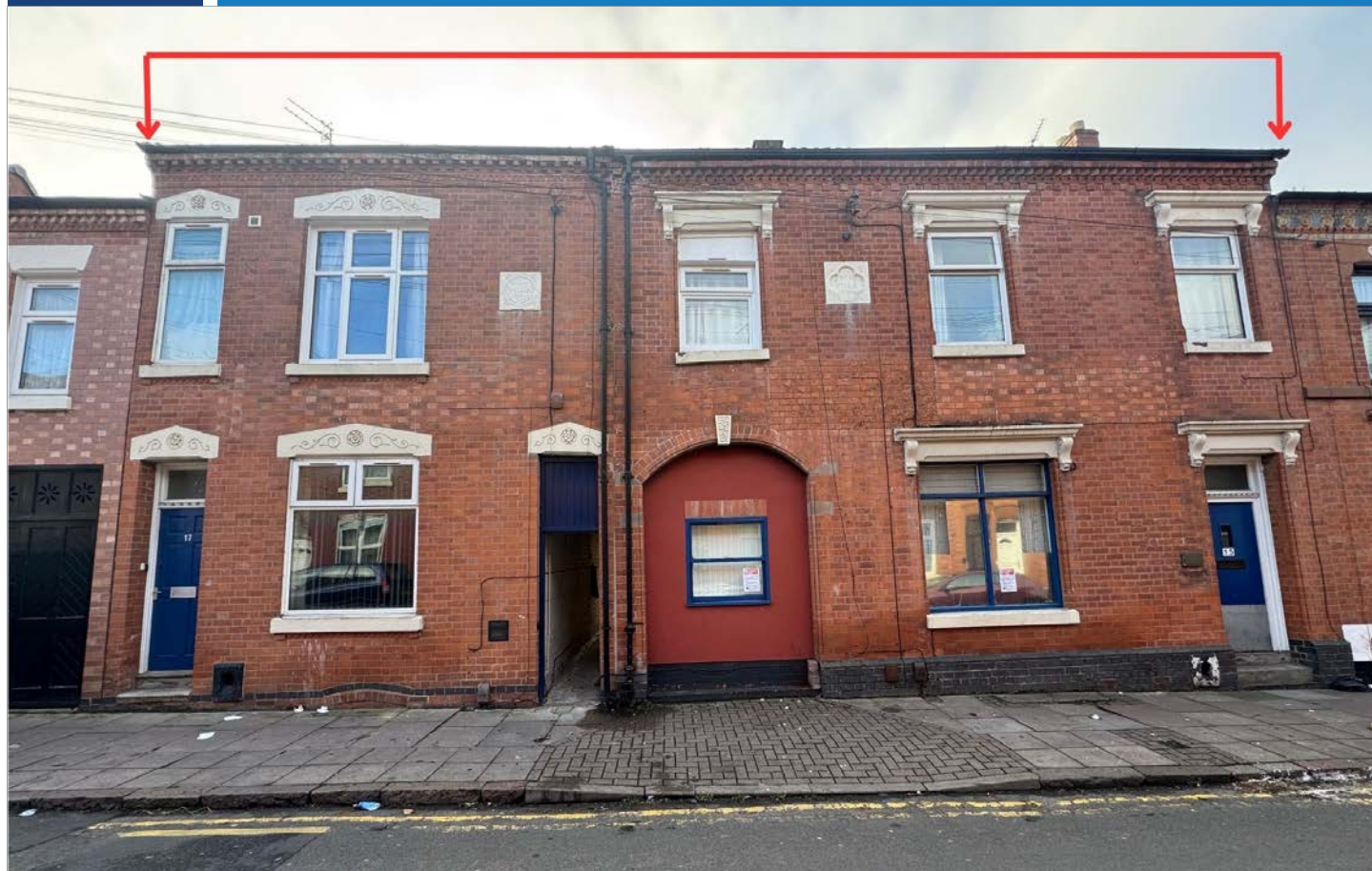
BUYERS FEE:

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
13**

15-17 Halkin Street, Belgrave, Leicester LE4 6JX

GUIDE PRICE: £475,000 - £495,000



RESIDENTIAL INVESTMENT / 5 FLATS

Location:

The property is located off Melton Road near to the junction of Loughborough Road and near to Cossington Recreation Ground.

Description:

Two large terrace properties converted to 5 self contained flats comprising 3x2 bedroom and 2x1 bedroom with part double glazing and electric heating.

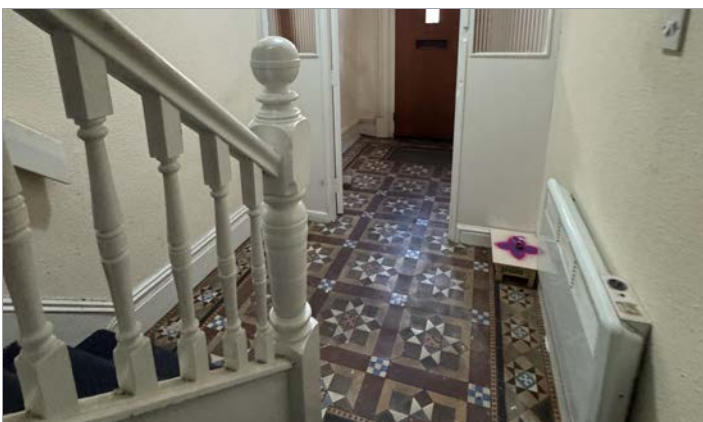
Tenure:

Freehold, subject to existing tenancies.

Solicitors:

Shakespeare Martineau, First Floor, One Colton Square, Leicester LE1 7QH
Tel: (0116) 257 6127 ~ Ref: C Samuel

UNIT / FLOOR	ACCOMMODATION	SQFT (SQM)	EPC	AST	RENT £ PAX
15 Halkin Street					
1 - G/F	Lounge, kitchen, 2 bedrooms, bathroom	614 (57)	27, F	refer to legal documents	9,000
2 - G/F, F/F & Cellar	Lounge/kitchen, ensuite bedroom	463 (43)	41, E	12 months from 15.03.2025	8,400
3 - F/F	Lounge, kitchen, 2 bedrooms, bathroom	506 (47)	46, E	6 months from 23.11.2025	9,000
17 Halkin Street					
Flat 1 - G/F & Cellar	1 bedroom studio flat	409 (38)	56, D	12 months from 01.08.2025	9,000
Flat 2 - F/F	Hallway, lounge, kitchen, 2 bedrooms, bathroom	646 (60)	39, E	refer to legal documents	9,000
Outside	Rear garden, front covered access to rear				
Current Rental Income					44,400



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.



COMMERCIAL / POTENTIAL RESIDENTIAL DEVELOPMENT

Location:

The property is located off Granby Street near to the junction of Horsefair Street and occupies a prominent position. Nearby occupiers including Flannels, Sports Direct, Caffè Nero, Frank Innes, William H Brown and Nat West Bank.

Description:

A substantial double fronted 4 storey plus basement commercial property of approximately 2,703 sqft with ground floor retail space and offices above. The property has air conditioning and LED lighting throughout. The property requires some repair.

There is potential for residential on the upper floors subject to planning permission.

Planning:

Local Authority: Leicester City (0116) 454 3000.

Note:

- Previously marketed for £350,000.
- Estimated Rental Value: £30,000 pax.
- The property requires some repair.

FLOOR	ACCOMMODATION	SQFT SQM
Large Basement		
Ground	Sales area	812 (75.4)
First	Offices, kitchenette, WC	680 (63.2)
Second	Offices, kitchenette, WC	531 (49.3)
Third	Offices	681 (63.2)
Total		2,703 (251.1)

Tenure:

Freehold.

Energy Performance Certificate:

Rating 29, Band B.

Joint Agents:

Andrew & Ashwell

Solicitors:

Rich & Carr Solicitors, Assurance House, 24 Rutland Street, Leicester LE1 9GX ~ Tel: (0116) 242 6030 ~ Ref: M Tildesley



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

102 Brand Lane, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire NG17 3GH

GUIDE PRICE: £55,000 - £60,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located just off the junction of High Street and Stoneyford Road.

Description:

A terrace property with 3 bedrooms, gas central heating, double glazing and parking at the rear. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen, bathroom.

First Floor:

3 bedrooms.

Outside:

Rear garden with store, covered car port with double doors accessed over a shared service road to the right hand side of No. 101.

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 74, Band C.

Solicitors:

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

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

**LOT
16**

69 & 69A Whitehill Road, Ellistown, Coalville, Leicestershire LE67 1EN

GUIDE PRICE: £130,000 - £140,000



COMMERCIAL / RESIDENTIAL / DEVELOPMENT / PART INVESTMENT

Location:

The property is near to Ellistown Primary School.

Description:

A 2 storey detached property with ground floor workshop and a two bedroom self contained flat above. Planning permission has been granted to convert the ground floor into 2 self contained flats.

Planning:

- Planning permission has been granted to convert the ground floor into 2 self contained flats comprising 1x1 bedroom and a studio flat.
- Planning Permission No.25/00383/FUL dated 09.05.2025.
- Local Authority: North West Leicestershire (01530) 454665.

Tenure:

Freehold, subject to existing tenancy.

Solicitors:

Arch Law, Suite 215, Northlight House, Pendle Road, Lancashire BB9 5FL
Tel: (01282) 222802 ~ Ref: C Morris



FLOOR	ACCOMMODATION	SQFT (SQM)	EPC	LEASE/ AST	RENT £ PAX
G/F	Workshop	1,130 (105)	pending	vacant	
F/F - side access	Lounge, kitchen, bathroom, 2 bedrooms	678 (63)	56, D	6 months from 01.11.2025	7,800
Outside	Front and rear forecourts, rear loading				
Current Rental Value					6,000

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.



COMMERCIAL / INDUSTRIAL / 3 UNITS

Location:

The units are located off Earls Way which is off Church Hill Road and are within Earls Way Industrial Estate.

Description:

The property comprises of 3 self contained industrial units of approximately 8,646 sqft with eaves height of 4.3m increasing to 4.8m at the apex. Each unit has front forecourt loading with roller shutters, 3 phase electric and oil fired heating in the warehouse.

Note:

- Previously marketed for £965,000.
- Oil fire tank is housed in Unit 16.
- Evidence of structural movement.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 121, Band E.

IF UNSOLD TO BE OFFERED AS 3 SEPARATE LOTS:

LOT	UNIT	GUIDE PRICE
A	14	£250,000 - £275,000
B	15	£250,000 - £275,000
C	16	£250,000 - £275,000

UNIT	ACCOMMODATION	DESCRIPTION	SQFT (SQM)
14	Open unit, WCs, meeting room to a single storey section to the front elevation, mezzanine floor extending to rear	Industrial Offices Mezzanine	2,067 (192) 424 (39) (1,007 (93))
GIA			2,491 (231)
15	2 storey offices, WCs, mezzanine offices extending the width of the unit	Industrial Offices Mezzanine	1,996 (185) 516 (48) 1,116 (104)
GIA			3,628 (337)
16	Open unit, single storey canteen, WCs, mezzanine floor extends to the majority of the accommodation	Industrial Offices Mezzanine	2,146 (199) 381 (35) (1,641 (153))
GIA			2,527 (235)
TOTAL GIA			8,646 (803)

Joint Agents:

Andrew & Ashwell

Solicitors:

Freeths, 1 Colton Square, Leicester LE1 1QH
Tel: (0345) 271 6727 ~ Ref: F Harrison



Units 14 & 15



Unit 16



Car Park



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**

18 & 18A The Nook, Cosby, Leicester LE9 1RQ

GUIDE PRICE: £85,000 - £90,000



RESIDENTIAL / 2 S/C FLATS

EMH Housing & Regeneration Ltd



Location:

The property is located in the village of Cosby, near to the junction of Broughton Road and Croft Road.

Description:

A corner end terrace property converted to 2 one bedroom self contained flats with double glazing and gas central heating. The flats require modernisation and repair.

Note:

- Estimated Rental Value: £16,800 pax.
- 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.

Solicitors:

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



FLAT NO. FLOOR	ACCOMMODATION	SQFT (SQM)	EPC
18 - G/F front access Outside	Entrance hall, lounge, kitchen, bedroom, bathroom Garden	797 (74)	60, D
18A - F/F side access	Landing, lounge, bedroom, kitchen, bathroom	624 (58)	64, D

LOT
19

6 Barker Street, North Evington, Leicester LE5 3LF

GUIDE PRICE: £165,000 - £170,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off Parry Street near to the junction of Forest Road and Spinney Hill Road and is near to Green Lane Infant School.

Description:

A terrace property 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:

Walled front garden, rear garden with rear access.

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 66, Band D.

Solicitors:

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

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

IMPORTANT NOTICE:

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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
20

572 Melton Road, Thurmaston, Leicester LE4 8BB

GUIDE PRICE: £320,000 - £330,000



COMMERCIAL INVESTMENT

Location:

The property is located on the corner of Pinfold Road and near to the junction of Humberstone Lane.

Description:

A corner site of approximately 927 sqyds used as a car sales centre with car sales showroom of approximately 3,266 sqft and outdoor sales pitch area. To the side of the site there is a free-standing illuminated advertising hoarding.

Accommodation:

Showroom:

Large showroom, workshop, office, WC.
Total GIA: 3,266 sqft (303 sqm)

Outside:

Sales pitch area of 430 sqyds, front and side loading of 155 sqyds.

Tenure:

- Freehold, subject to existing occupation and lease.
- The occupier currently pays a rent of £20,000 pax, paid on a monthly basis.
- The hoarding is let on a 20 year lease from 24.11.2020 with 5 yearly rent reviews at a current passing rent of £9,000 pa increasing on 24.11.2030 to £10,125 pa and on 24.11.2035 to £11,390 pa.

Energy Performance Certificate:

Rating 91, Band D.

Solicitors:

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

34

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

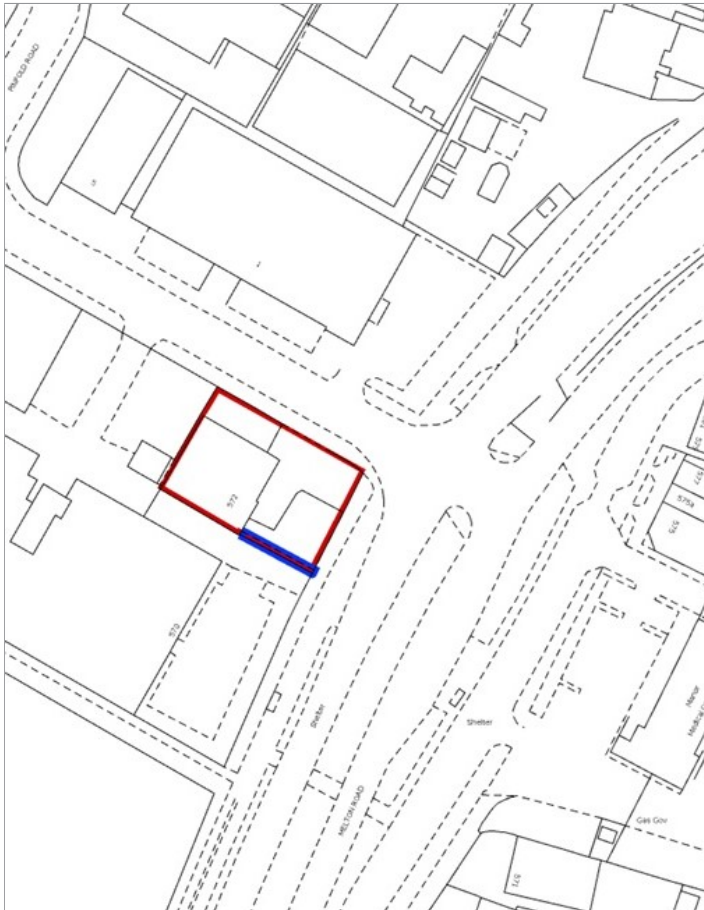
Wednesday 22 April 2026

Entries now being taken

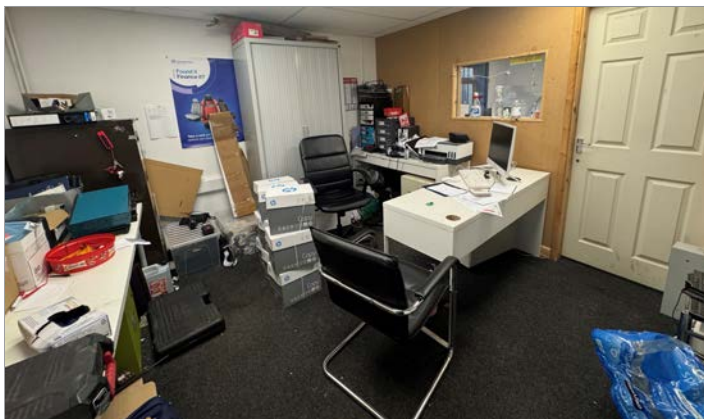
Kal Sangra
SHONKI BROTHERS

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

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



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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.



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LAND

Location:

The property is located off Glebe Way, near to the Hobby Horse roundabout and extends from adjacent to The Old Stables.

Description:

Two parcels of land totalling approximately 2.199 acres (10,643 sqyds). There is potential for alternative uses subject to planning.

Planning:

Local Authority: Charnwood Borough Council (01509) 634570.

Tenure:

Freehold.

Solicitors:

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

**LOT
22**

51 Yeoman Street, Bonsall, Matlock, Derbyshire DE4 2AA

GUIDE PRICE: £90,000 - £95,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in the heart of the historical and popular village of Bonsall which is on the edge of the Peak District National Park and is opposite St James the Apostle Church and near to Bonsall Primary School.

Description:

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

Accommodation:

Ground Floor:

Lounge, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Small rear yard.

Note:

- 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 65, 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:

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LAND / INVESTMENT / POTENTIAL DEVELOPMENT

Location:

The property is located on the corner of Lanesborough Road and opposite Soar Valley College.

Description:

A level site of approximately 0.48 acres currently used for storage of vehicles. The site is suitable for development subject to planning permission and a scheme for a drive through restaurant has been drawn up.

Planning:

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

Tenure:

- Freehold, subject to existing lease.
- A new 5 year lease has been agreed to commence 04.09.2025 with 3 yearly rent reviews and a tenant only break option at the end of the 3rd year with 6 months prior written notice at a rent of £29,000 plus VAT pax.

Solicitors:

Murria Solicitors, Court Chambers, 180 Corporation Street, Birmingham B4 6UD
Tel: (0121) 234 0903 ~ Ref: A Kang



indicative layout for a drive through restaurant

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.



RESIDENTIAL INVESTMENT / 8 FLATS

Location:

The property is located opposite Lowestoft Beach, between the South Pier and Claremont Pier, therefore benefitting from superb sea views across all three floors. The property is also conveniently located within walking distance of Kirkley High Street and Lowestoft Town Centre.

Description:

A substantial 4 storey Victorian property providing 8 self contained flats with double glazing, electric heating and communal car parking.

Tenure:

- Freehold, subject to existing tenancies.
- Tenancies are all holding over.

Solicitors:

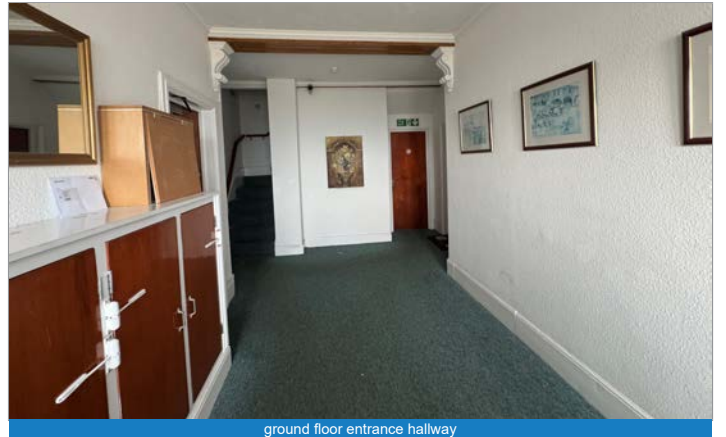
Norton Peskett Solicitors, 148 London Road North, Lowestoft, Suffolk NR32 1HF

Tel: (01502) 533022 ~ S Knight

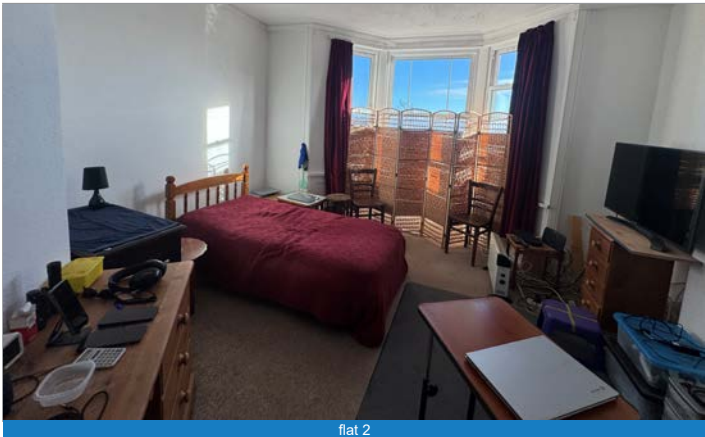
UNIT / FLOOR	ACCOMMODATION	SQFT (SQM)	EPC	AST	RENT £ PAX
1A - Basement with private front entrance	Hallway, lounge, kitchen, bedroom, shower room, large patio	593 (55)	pending	2 months from 23.08.2023	6,540
1 - Lower G/F	Lobby, lounge/kitchen, bedroom, shower room	522 (51)	pending	6 months from 16.05.2023	6,300
G/F	Entrance hallway with stairs to upper floors and lower ground floor flat				
Flat 2 - G/F	Hallway, lounge, kitchen, bedroom, shower room	527 (49)	pending	6 months from 22.07.2019	5,100
Flat 3 - G/F	Hallway, lounge, kitchen, bedroom, shower room	501 (47)	pending	2 months from 09.09.2023	6,540
Flat 4 - F/F	Lobby, lounge, kitchen/diner, bedroom, large bathroom	460 (43)	pending	6 months from 01.03.2024	7,500
Flat 5 - F/F	Hallway, lounge, kitchen, bedroom, shower room	475 (44)	66, D	2 months from 11.07.2023	5,610
Flat 6 - 2/F	Lobby, lounge, kitchen/diner, bedroom, large bathroom	460 (43)	pending	2 months from 05.09.2023	5,520
Flat 7 - 2/F	Hallway, lounge, kitchen, bedroom, shower, WC	433 (40)	pending	2 months from 19.08.2023	6,180
Outside	Front garden with pathway and steps to open porch and down to the basement level, rear communal car parking				
Current Rental Income					56,760
Estimated Rental Income					62,400



rear communal car park



ground floor entrance hallway



flat 2



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)

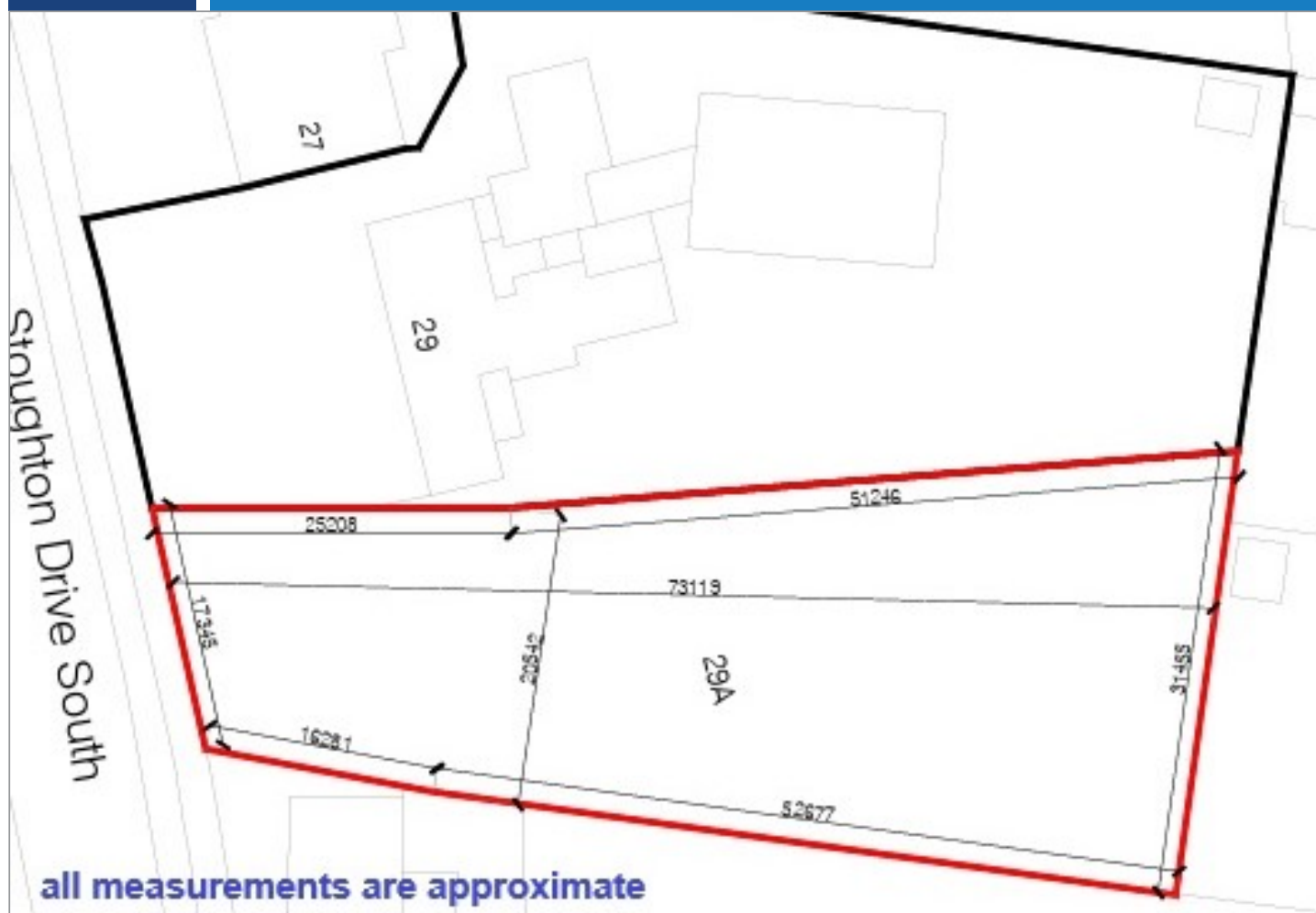
BUYERS FEE:

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
25**

Land at 29B Stoughton Drive South, Oadby, Leicester LE2 2RJ

GUIDE PRICE: £550,000 - £575,000



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LAND / RESIDENTIAL DEVELOPMENT

Location:

The property is located in a highly sought after area in Oadby near to the junction of Knighton Grange Road and Manor Road.

Description:

A level site of approximately 0.42 acres suitable for residential development subject to planning. There are indicative drawings for a large detached house of approximately 7,500 sqft with 4/5 en-suite bedrooms.

Planning:

Local Authority: Oadby & Wigston (0116) 257 2636.

Tenure:

Freehold.

Solicitors:

Bond Adams LLP, Richmond House, 94 London Road, Leicester LE2 0QS

Tel: (0116) 285 80 80 - Ref: S Sayani



indicative drawing



indicative drawing



indicative drawing

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)

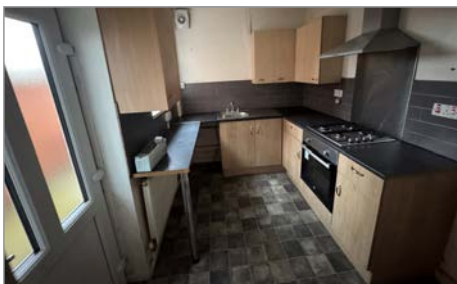
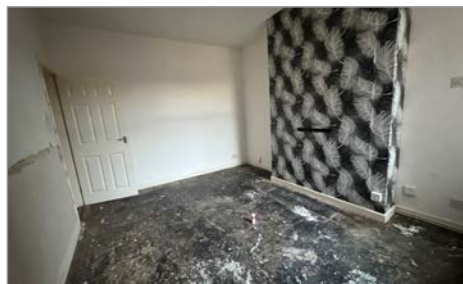
BUYERS FEE:

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
26**

18 Spinney Hill Road, North Evington, Leicester LE5 3GG

GUIDE PRICE: £140,000 - £145,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off Humberstone Road and adjacent to Green Lane Infant School.

Description:

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

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden with 2 outbuildings and access over a shared side covered access from the left hand side.

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 53, Band E.

Solicitors:

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

**LOT
27**

Flats 1 & 2, 3 St Stephens Road, Leicester LE2 1DR

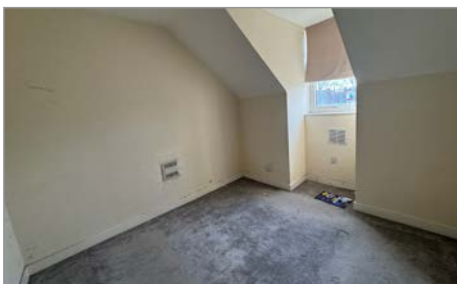
GUIDE PRICE: £220,000 - £225,000



G/F - through lounge



G/F - kitchen



RESIDENTIAL / 2 SELF CONTAINED FLATS

EMH Housing & Regeneration Ltd



Location:

The property is located at the junction of Melbourne Road and near to Medway Community Primary School.

Description:

A substantial detached villa converted to provide 2 flats comprising a one and a 3 bedroom flat with double glazing and gas central heating. The flats require modernisation.

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.

FLAT / FLOOR	ACCOMMODATION	SQFT (SQM)	EPC
G/F	Communal entrance hall		
1 - G/F & Basement	Hallway, lounge, kitchen, bedroom, bathroom	500 (47)	56, D
2 - F/F	Hallway, lounge, kitchen, bathroom, bedroom	1,004 (93)	58, D
2/F	2 bedrooms		
Outside	Front and rear gardens, rear access to garden		

Tenure:

Freehold.

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.

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

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EXPIRY

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CSC

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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:

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.....
.....

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With Experts
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