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To Let

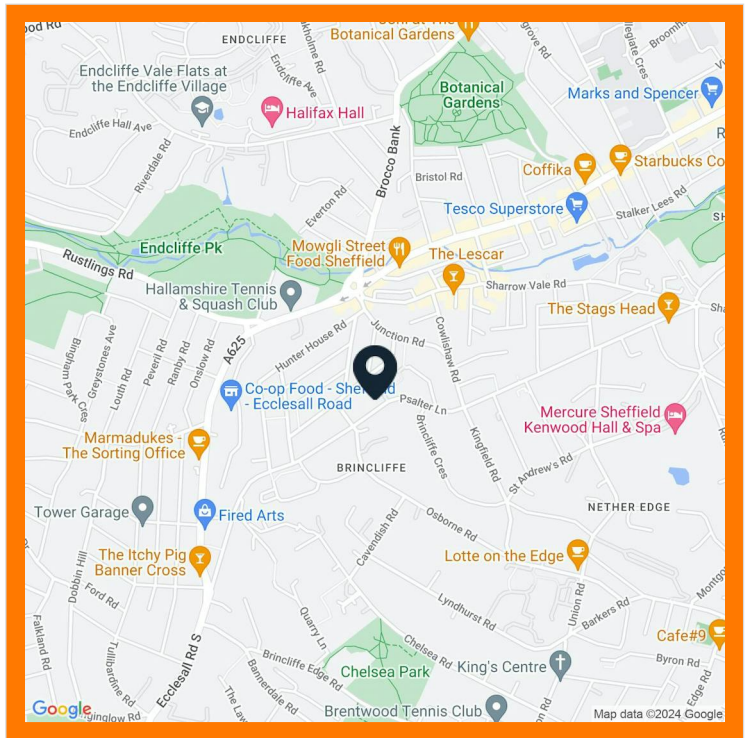


### Boutique Hotel & Bar

The Psalter, 178-180 Psalter Lane, Sheffield, S11 8US  
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[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Contemporary 23 bedroom hotel
- Public trading area totalling 310 sq.m.
- Public bar area
- Breakfast restaurant
- Gallery/ Events Space
- Opportunity to create a destination restaurant
- External trading area and car parking



## Description

The Psalter is a contemporary boutique hotel and bar which has been extensively refurbished to a superb specification in recent years. The elegant Victorian building offers traditional charm with a modern décor.

The ground floor trading accommodation comprises a reception, breakfast restaurant/ guest bar, larger public bar area and events space. The ground floor provides public trading accommodation extending to 310 sq. m. (3,337 sq. m.). There is an opportunity to add a full service kitchen within the lower ground floor to be able to create a truly remarkable destination restaurant. In totality the property extends to circa 973 sq. m. (10,473 sq. ft.).

The upper floors provide 23 en-suite bedrooms including three Suites. There are a mixture of family rooms, kings, standard doubles, twins and just two single rooms.

Externally, there are forecourt terraces and there is ample car parking to the rear.

## Location

The Psalter boutique hotel is nestled in the leafy suburb of Nether Edge which is a short distance from the fashionable Ecclesall Road approximately two miles from Sheffield City Centre.

The premises are located on Psalter Lane which is a busy thoroughfare which connects to the A625 a short distance to the west.

## Terms

The premises are available to let on a new lease with incentivised terms being offered to experienced operators. Further details are available upon request.

## Money Laundering Checks

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

## Business Rates

Rateable Value of £42,000 based on 2023 valuation

## Energy Performance Certificate

C (52)

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

**Robin Curtis**

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