





2 The Square, Tisbury, Wiltshire, SP3 6JP

What 3 Words: [///stew.seemingly.magical](#)



Key Features

- Interesting Terraced Property Located On Tisbury's Thriving High Street
- Currently Used As Both A Commercial & Residential Property
- Refurbished Two Bedroom Maisonette On First Floor
- Fantastic Private Garden With Potential
- Parking & Garage
- A Simply Wonderful Opportunity
- No Onward Chain

Commercial Information

The commercial space on offer is just over 55 sq. meters is currently occupied by a retail shop with the lease due to expire in February 2026 where vacant possession can be offered. The Rateable Value of the property is less than £12,000, therefore, qualifying rate payers will be entitled to Small Business Rate Relief (currently 100%) meaning that no Business Rates will be payable. EPC: Rating C (56).

Location

Tisbury, is the largest village in Wiltshire's Nadder Valley and is located to the west of the Cathedral City of Salisbury. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of amenities, including a butcher, a coffee shop, a delicatessen and a florist. There is also a post office, a gallery and art centre, a doctors' surgery, a dentist, a leisure centre and a recreation ground. There are several local community groups. In addition, the village has an excellent school in St John's Primary and many very well thought of independent and grammar schools within the local area. Since 2014 Tisbury has been voted within the Top 5 villages outside London according to the Sunday Times.

A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).

Inside the Property

Located on Tisbury's thriving High Street, 2 The Square has come to the market to offer both residential and commercial space under one roof. On the ground floor is an excellent sized commercial space that is currently used for retail, however has been previously used as a small cafe. The commercial space has its own store room, WC and access to the rear of the property. Additionally on the ground floor is the entrance to the masionette which presents a sitting room, shower room, kitchen and two double bedrooms. The residential space has seen several upgrades during the current owners reign including a new kitchen, bathroom, decor and carpets.

Outside Space

Externally, the property boasts an excellent rear garden that is mature in its nature and enclosed to all sides with walling. A rear access gate leads to the parking area and a garage.

Tenure: Freehold | EPC Rating: D | Council Tax Band: B |

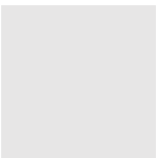
Services: Mains water, electricity and drainage is connected to the property.

Shall We Book You in For a Viewing?

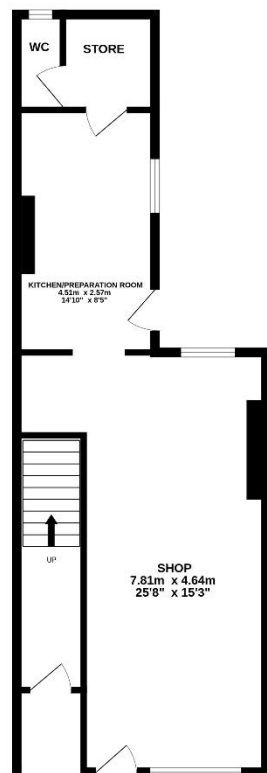
Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106
High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359
sales@boatwrights.co.uk | www.boatwrights.co.uk

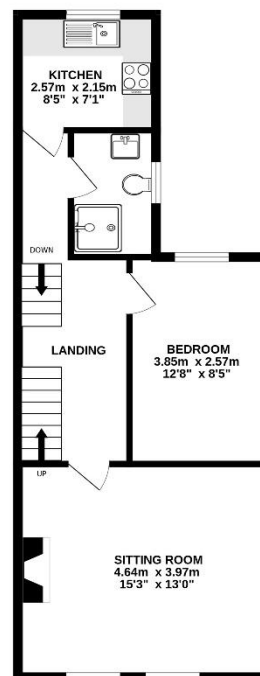
Scan to
read more
on the
property



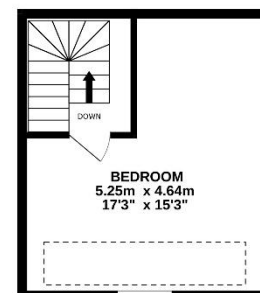
GROUND FLOOR
51.6 sq.m. (555 sq.ft.) approx.



1ST FLOOR
47.3 sq.m. (509 sq.ft.) approx.



2ND FLOOR
24.4 sq.m. (262 sq.ft.) approx.



TOTAL FLOOR AREA : 123.2 sq.m. (1326 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Looking to buy or sell in Tisbury?

At Boatwrights Estate Agents, selling your home starts with trust. As your local, independent experts, we understand the value of your property and your time. Our dedicated team offers tailored marketing, expert guidance, and a personal touch to help you achieve the best possible result.

Scan here to Learn more On Boatwrights?



Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

24 October 2025