



The Riverbarn

Fonthill Bishop, Salisbury, Wiltshire SP3 5SF

Café / Restaurant with rooms Situated just off the A303 in the village of Fonthill Bishop on the beautiful Fonthill Estate. Pretty riverside location with great potential for a thriving business.

£2,350 per calendar month | Available now

t. 01747 820246

w. fonthill.co.uk



The Riverbarn
The Old Post Office
Fonthill Bishop
Salisbury
Wiltshire
SP3 5SF

Description & Location

The Riverbarn is set in a perfect location both for living in and running a business. Situated a mile off the A303, Fonthill Bishop is an ideal place to stop for a break from travelling to the West Country, to visit for a few days or stay for longer and enjoy the surroundings. Aside from the Fonthill Estate and its wonderful walks, views and wildlife there are a variety of places to visit nearby. Stonehenge, Messums Wiltshire, Wardour Castle, Salisbury Cathedral, Gold Hill in Shaftesbury and many more places further afield.

Tisbury is just 3 miles from The Riverbarn offering a variety of local shops. A butcher, delicatessen, fishmonger, Co-op and a wine shop. Tisbury is also on the West Coast Mainline to London Waterloo (1hr 50mins) and to the West Country via Exeter St David's.

Accommodation

The ground floor comprises:

DINING AREA approx. 725 sq ft

COMMERCIAL KITCHEN approx 197 sq ft

WC'S AND STORE

The first floor comprises:

BEDROOM 1 12'5 X 10'11

BEDROOM 2 12'4 X 8'10

SITTING ROOM 15'8 X 13'11

BATHROOM

Bed & Breakfast Accommodation

BEDROOM 1 15'8 X 15'1

BEDROOM 2 13'1 X 11'9

BEDROOM 3 13'1 X 11'10

UTILITY 15'8 X 11'2

The first floor comprises:

OPEN PLANNED SELF CONTAINED ACCOMMODATION

26'11 X 15'7

Inc. kitchen and bathroom

Availability

The property is available now

Fees, Charges & Terms

The rent is £2,350 pcm payable monthly in advance by direct debit.

The security deposit for the property is £5,000.

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

EPC

The property has EPC ratings of A12 and A25.

Services

Private Water supply. Septic tank and Sewage Treatment Plant drainage.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000 Mbps) available to the property and 'likely' mobile phone signal from the main providers. Intending tenants to satisfy themselves with broadband and mobile services

Floorplan



Viewings

Strictly by appointment only through Fonthill Estate 01747 820246.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

