

The Old School Rooms, 80 Old Hunstanton Road, Old Hunstanton



*Inviting Expressions of Interest - Commercial Let
Available Autumn/Winter 2026*

Cruso & Wilkin

The Old School Rooms *80 Old Hunstanton Road,* *Old Hunstanton*

Available Autumn/Winter 2026

A great opportunity to register your interest to let a commercial property steeped in history in a coastal location on the le Strange Estate.

Description

The property comprises of a single storey, open ground floor space with separate reception area, kitchenette and toilet facilities. There is a further outbuilding featuring two individual rooms that benefit from electric and plumbing supply.

The property is connected to mains electricity, water and drainage together with heating and hot water provisions.

The property is currently occupied for use as a hairdressers until mid-September 2026. Following a scheduled programme to refurbish the roof, the opportunity to let this character property has arisen. We are therefore inviting interested parties to submit Business Enterprise and Rent Proposals for the anticipated availability for entry in late 2026.

Current rent passing is £9,750 per annum and not subject to VAT. Total area approx. 1,038.1 sq.ft.



PE36 6HX



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Location, Situation and Directions

The historic village of Old Hunstanton, mentioned in the Domesday Book and reimagined in the 19th Century by Henry Styleman le Strange, is situated on the beautiful north west Norfolk Coast. This quiet village is adjacent to its larger neighbour, New Hunstanton, and within easy distance of King's Lynn (19 miles south), Norwich (44 miles south east) and Cambridge (60 miles south west). London King's Cross is approximately 1 hour 45 minutes by rail from King's Lynn.

The village has a range of amenities including shop and post office, Public Houses and Hotels together with a range of smaller independent shops. Larger facilities including primary and secondary schools, doctors surgery and dentists are readily available in New Hunstanton. The village benefits from the privately owned Old Hunstanton Beach where public access is granted, the Old Boat House Cafe, Old Hunstanton Football Pitch and the Old Hunstaton Golf Course.

Access and Parking

The property has direct access from the public highway, Old Hunstanton Road. There is private gravel parking for approximately 5 vehicles which is to be included in the lease demised area.

Please note: there is a public footpath direct through the parking area which must remain unobstructed.

Terms of Lease

The property will be let on a Full Repairing and Insuring (FRI) commercial lease under the Landlord and Tenant Act 1954, to be contracted out of Sections 24-28. The initial term will be for 5 years (subject to rent review clauses and any break clause). The final terms including annual rent payable and date of lease commencement to be agreed.

Outgoings

The incoming tenant is liable for all outgoing, including (but not limited to) utilities payable directly to the service providers and insurance rent payable to the Landlord.

Business Rates

From an enquiry to the VOA website, this property has a current rateable value of £7,100.00. Rates payable to Borough Council of King's Lynn & West Norfolk. Prospective tenants to satisfy themselves as to the rates payable and rates relief available (as applicable).

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs incurred in preparing the Lease documentation.

Value Added Tax

It is understood that the property is not currently charged for VAT. If this becomes payable it will be charged in addition to the rent.

References

Prospective tenants should note that they will be required to provide references.

Deposit

The successful Tenant will be required to lodge a deposit equivalent to two months rent with the Landlords.

Local Authority

Borough Council of King's Lynn & West Norfolk, Kings Court, Chapel Street, King's Lynn, PE30 1EX
Tel: 01553 616200

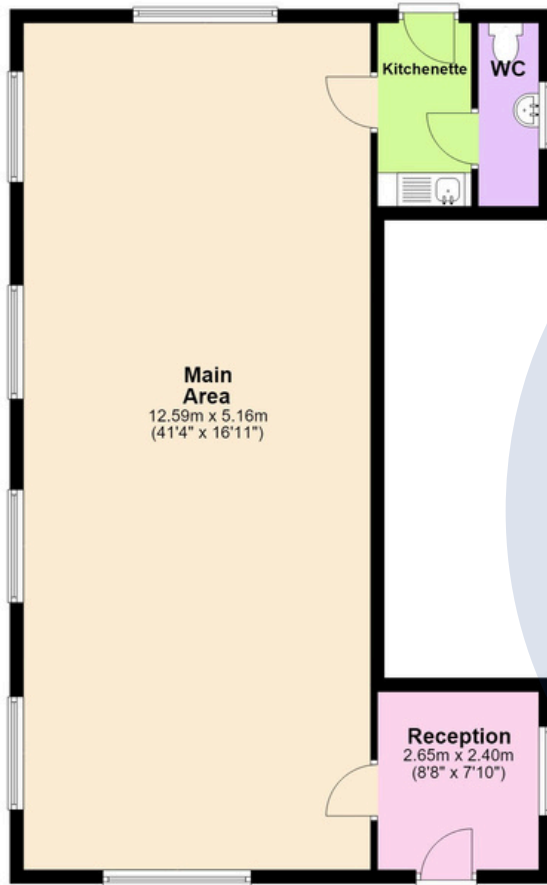
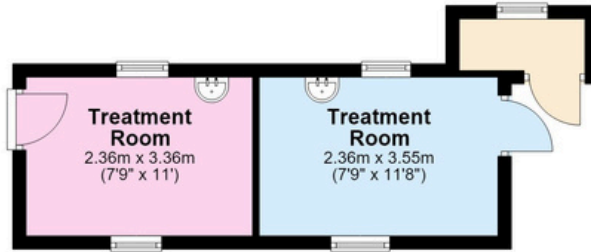
Norfolk County Council, County Hall, Martineau Lane, Norwich, Norfolk NR1 2DH
Tel: 0344 800 8020

Viewings and Further Information

Interested parties are invited to discuss any variation to these proposals with the Landlord's Agent, Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington, King's Lynn, Norfolk PE31 6DH
Tel: 01553 691691
Email: cs@crusowilkin.co.uk

Viewings are strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. Proposals may be submitted by post or email using the separate application form. A copy of this form can be obtained from the Landlord's Agent.

Old School, Old Hunstanton
Approx. 96.4 sq. metres (1038.1 sq. feet)



Total area: approx. 96.4 sq. metres (1038.1 sq. feet)

Caitlin Steadman

Senior Surveyor

cs@crusowilkin.co.uk
01553 816427



Money Laundering Regulations

Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds on agreement of letting. We will be undertaking an external credit check with Smart Search on the Tenant. This will not affect the Tenant's Credit Rating.

Particulars prepared July 2026. Photographs taken June 2026.
Subject to Contract / Vacant Possession.

IMPORTANT NOTICES: Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.