

*The Old School Rooms, 80 Old Hunstanton Road, Old Hunstanton, PE36 6HX*



*Commercial Let*

Cruso & Wilkin

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

*Guide: £1,200 pcm (£14,400 per annum)*

A great opportunity to rent a commercial property steeped in history in a coastal location on the le Strange Estate.

## Description

The Old School Rooms served the local community from 1843 until it closed in 1989. The le Strange Estate have maintained the property as a commercial space since.

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 opportunity to let this character property has arisen and would be suitable for a variety of commercial uses, subject to planning.

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 19<sup>th</sup> 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 Hunstatnon Golf Course.



### 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).

### 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.

### 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.

### Local Authority

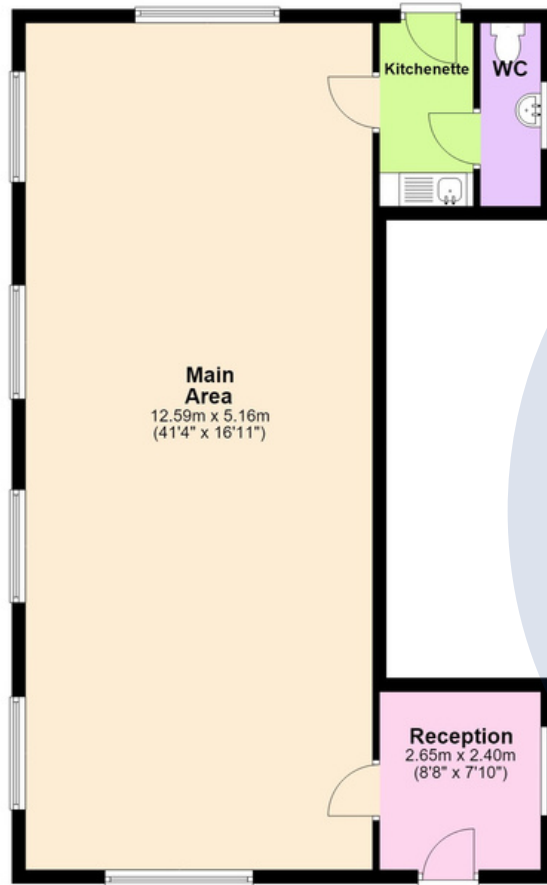
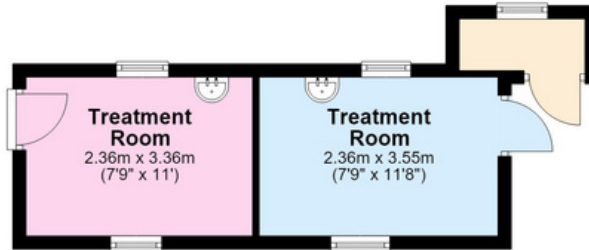
Borough Council of King's Lynn & West Norfolk, Kings Court, Chapel Street, King's Lynn, PE30 1EX  
Tel: 01553 616200

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

### Viewings and Further Information

Viewings are strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. Further information available on request.

**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 September 2026. Photographs taken September 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.