



For Sale

Folly Hall, Huddersfield, HD1 3PA

Platinum Sales and Lettings are delighted to bring to the market this excellent investment opportunity in the heart of Huddersfield.

Formerly known as Mystique Nightclub, this substantial property is located in the Folly Hall area of Huddersfield, within the HD1 postcode district of the Calderdale and Kirklees region of West Yorkshire. The area is known for its high population density and a constant flow of foot traffic in and out of the town centre.

This sizeable building offers an impressive floor area of 10656 sqft or 990m², spread over a basement, a ground floor and two upper floors. Despite the previous fire damage, the property has excellent potential for renovation and development, subject to the relevant planning permissions.

This building is situated within proximity to many local amenities, including the Greater Waterfront Quarter - a multi-million-pound, high-quality, mixed-use development featuring retail, student accommodation and leisure facilities. Additionally, Huddersfield Town is undergoing an exciting £250m regeneration project, which includes the development of a new cultural heart for the town. The proposed plans feature a library, art gallery, museum and live music venue in the Piazza and Queensgate area, which is sure to attract many visitors to the town.

The HD1 postcode district has a population of 22,962, with the HD postcode area having a population of 271,000, making it a bustling and lively location for business. The total area of the HD1 postcode district is 6.17 square kilometres or 1,524.37 acres, offering plenty of potential for development in this sought-after location.

This is an exceptional opportunity to acquire a substantial property in a prime location with plenty of potential for development, set within a thriving and bustling area of Huddersfield.

Investment Opportunity

Close to Huddersfield University

Main Road Location

Potential of up to 15 Residential Flats

Offers in the region of:

£500,000.00

Viewing

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