



Six unique retail and leisure spaces to let

**urbansplash**





Ready for your next  
Retail moment?



# Royal William Yard is where retail meets reimagination — and we're rewriting the rules.

Set within the iconic Brewhouse building at Royal William Yard, Arcade is a collection of six unique retail and leisure spaces offering an exceptional opportunity to trade in one of Plymouth's most characterful and creative destinations.

With a prime position in a vibrant waterfront community and a steady footfall of locals and visitors, the units are perfect for seasonal launches, product showcases, or creative retail experiences. Whether you're a local artisan or a national brand with a story to tell, this is a space that speaks for itself — discover your next retail moment at the heart of Plymouth's historic waterfront renaissance.





# In good company —



“  
Dockside Coffee Bar  
— Millie Reynolds

I love the sea and the idea of creating a homely coffee shop by the water. I want DockSide to be a warm and welcoming environment – somewhere people can come on their own or with loved ones, whether that's to chill, study, catch up with a friend, or just take a moment for themselves. It's my safe space, and I'm proud to be building it from scratch in exactly the way I envisioned.

This is something I've dreamed about for ages. Although it's been hard work to get to this point, the process has been quicker than I imagined and I'm raring to get the doors open. I'm so excited to make people's days one coffee at a time; that's the dream – to create those small moments that matter.



“  
Pebble  
— Zoe Groom

Retail is about all the interactions you have, the stories you share, and the experience you create. I want people to feel valued and special, and I want the business to make a difference to people and communities – that ethos underpins everything we do. We are excited for this next chapter as Pebble grows. We've jumped across the Tamar into Devon, and of all the places in Plymouth, Royal William Yard felt like the natural fit for our brand. We can't wait to welcome customers into our new shop.



“  
Nala's Pet Co.  
— Tom Hall

Having successfully been part of Royal William Yard Good Food & Craft Market for years, the chance to be based here felt like the logical next step. We have rebranded, found the best quality brands to stock, and see the opportunity to offer something entirely unique at this special location. It's a great feeling to be first through the door at Arcade and we look forward to welcoming customers – and their pets – into our shop.







Unit 3



Unit 1



Unit 5





Opportunities range from a monthly licence to longer term leases with an inclusive\* rent.

\* Excluding (and not limited to) business rates and insurance

Take a tour →

From 255 up to 1,303 sq ft, each space features a striking raw finish, celebrating the building's original architecture with exposed stonework, soaring ceilings, and historic industrial details. These atmospheric units provide a flexible blank canvas for independent retailers, makers, and brands looking to make a distinctive impression.





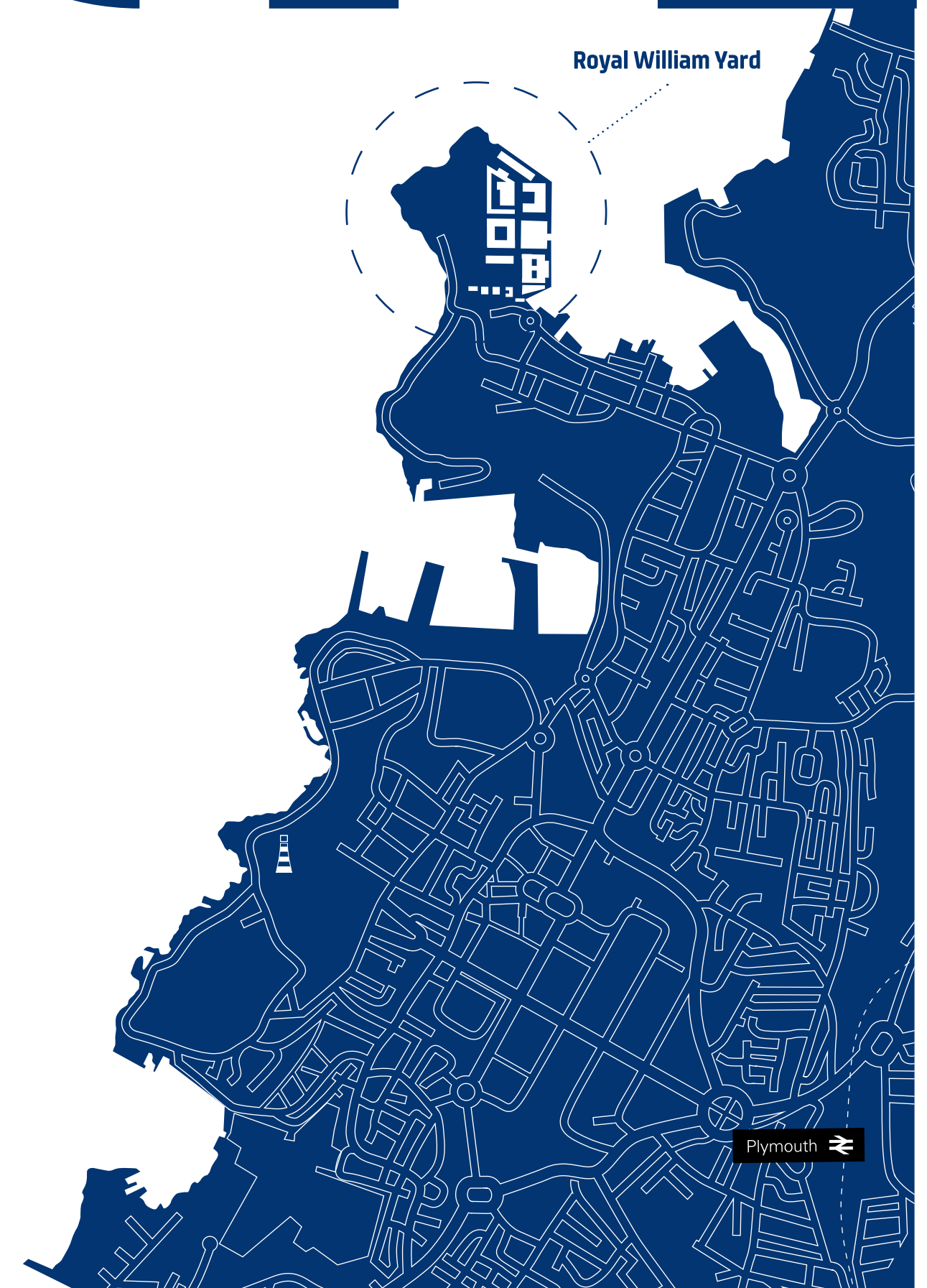


# chiche

Already proven as a thriving space for hospitality, this location boasts views out onto the water and has a popular sun-soaked external area by the marina.



Superbly located between the River Tamar and Plymouth Sound, Royal William Yard is situated to the south west of the city of Plymouth and is linked to the main motorway network via the A38 (M5). Regular train services from Plymouth to London run from the mainline Plymouth rail station (10 minutes drive away) and Exeter International Airport is only a 50 minute drive away. There is an on-site marina offering an hourly water bus service between the Yard and the Barbican and regular buses to the Yard from the City centre.





# Royal William Yard

A fusion of Plymouth’s rich naval heritage and contemporary design — a location unlike any other. Surrounded by water on three sides, the Yard has unparalleled views and serves as a lively hub for locals and tourists, welcoming over one million visitors last year.

This 15-acre waterfront idyll has been developed into a multi-award-winning location, with over 215 apartments and townhouses, along with 70 businesses – from well-known names to small independents. Restaurants, bars, artists’ studios and a luxury cinema sit side by side, surrounded by captivating public spaces.

A packed calendar of events and exhibitions that span food, music, art and culture, with monthly markets, immersive theatre, live music, art workshops, and water sports all enrich the expanse of experiences.

royalwilliamyard.com



SOUTH

WEST

SUP



YOKE

THE SALON



BLOCK



WILDWOOD

PIZZA PASTA GRILL



EVERYMAN



THE SHACK

FIRESTONE BAY F&W



wagamama



BISTROT

PIERRE

1994



BLC

GYM

JCK



STEEL

BREW CO.



SECO LOUNGE



ENHANCE

• AESTHETICS & WELLNESS •



LE VIGNOBLE

Wine Lounge • Urban Winery • Urban Distillery



Identity Fashion



The infographic is overlaid on a background image of a harbor filled with sailboats, with historic buildings and a hill in the distance. It is divided into two main sections: 'Demographic' and 'Site Visitor'.

Demographic			
£42,000	x8	>1hr	400,000
High income wage bracket (Av.)	High visit frequency, 8 per year (Av.)	High dwell time, staying over an hour	Catchment Population
50%	27,971	33,894	26,731
Local Catchment	Visits from Tavistock per year (Av.)	Visits from South Hams per year (Av.)	Visits from Saltash per year (Av.)

Site		Visitor	
172,500	91,200	1.1M	400,000
Sq ft of Commercial Space	Sq ft of Office Space	Visitor Footfall per year	Visitors by car per year
60,000	16,700	25,000	67,000
Sq ft of Leisure / Retail Space	Sq ft of Artists Studios	Visitors using marina and ferry per year	Event Footfall per year
50,000	181,500	652,000	423,000
Sq ft of Development Space	Sq ft of Residential Space	Social reach per year	Web page views per year
500	28.5	28,500	12,500
Staff from over 70 business on site	Total Site Acreage	Social Followers (combined)	Web users per month



We’ve worked hard to make this a desirable and memorable destination – and we want it to keep getting better.

Royal William Yard is home to a vast array of events, from art and immersive theatre, to markets and live music, along with amplification of citywide events. Constant activation of the Yard means creating engaging things to see and do, ensuring activity throughout the year across multiple demographics.

Our aim is to make the Yard a desirable destination for visitors, businesses and residents alike. We secure hundreds of pieces of positive local, regional and national media coverage a year and curate thriving social media channels. We are included in Visit Devon's 2025 Guide - available to tourists and visitors across the region, Plymouth's award-winning Tourism Information Centre, and feature within all of Devon and Plymouth's Destination Marketing organisations and campaigns.

Come and play in our Yard →





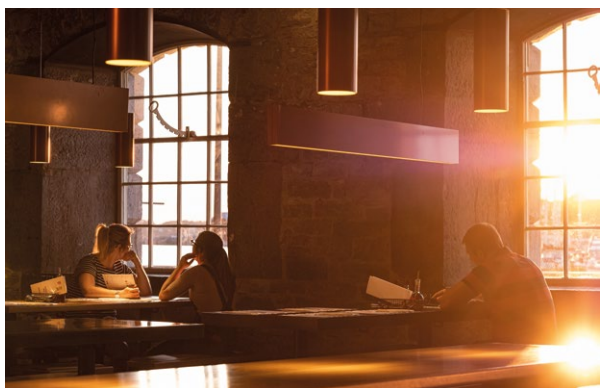


"The Yard occupies one of the best urban  
seafront locations in the West Country, and  
some of the most interesting buildings"  
The Daily Telegraph

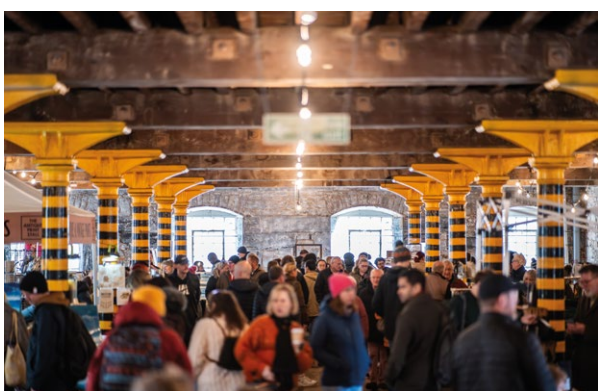


"Photographed across a sparkling  
blue sea, Royal William Yard  
looks as ravishing as Venice"  
The Times

"...spectacular... quite something to behold  
with its innovation and boldness of design."  
Plymouth Herald



"The Yard is a fascinating place...  
it's not just the aesthetics, but the whole  
atmosphere and vibe here is right for us."  
Everyman Cinema







Work with US

# It’s all about you.

You’re our treasured customers who help bring our communities to life. That’s why we put as much effort into looking after you as we do into creating award-winning buildings. Our working relationship therefore is built on simplicity and flexibility from day one. Short-form leases, efficient processes and fast work mean we make the whole experience – right from the minute you move in – an easy one.

This is how we do it:

## 01

### Hands-on

We own and manage our buildings, they mean a lot to us so we keep them in great condition. We’ll get to know you, your staff and your business. You’ll have a dedicated Urban Splash point of contact so you never have to go round the houses to connect with US.

## 02

### Fast work

Viewed the space? Want to move right in? We certainly won’t hold the process up. Our in-house team can offer flexible leases from one month to 6 years (or longer if required) to suit you and the needs of your business.

## 03

### Zero jargon

We keep it simple with no over the top legal speak, so you won’t need a solicitor unless you want one. With fair, affordable and transparent rents, we’ll never hide fees in the small print.



Arcade  
3-5 Brewhouse  
Royal William Yard  
Plymouth  
PL1 3RP



**Chris Ryland**  
Managing Director  
ChrisRyland@sccplymouth.co.uk  
Tel: 01752 670700  
Mob: 07917 276772

Get in touch

↓  
0333 666 0000  
space@urbansplash.co.uk

**urbansplash**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them. No person in the employment of Urban Splash has any authority to make or give any representation of warranty in relation to this property. Money Laundering — In line with The Money Laundering Regulations 2017, Urban Splash and/or their representative Agents are obligated to verify ID for all clients that are conducting property transactions through the Company.