



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.



“

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.

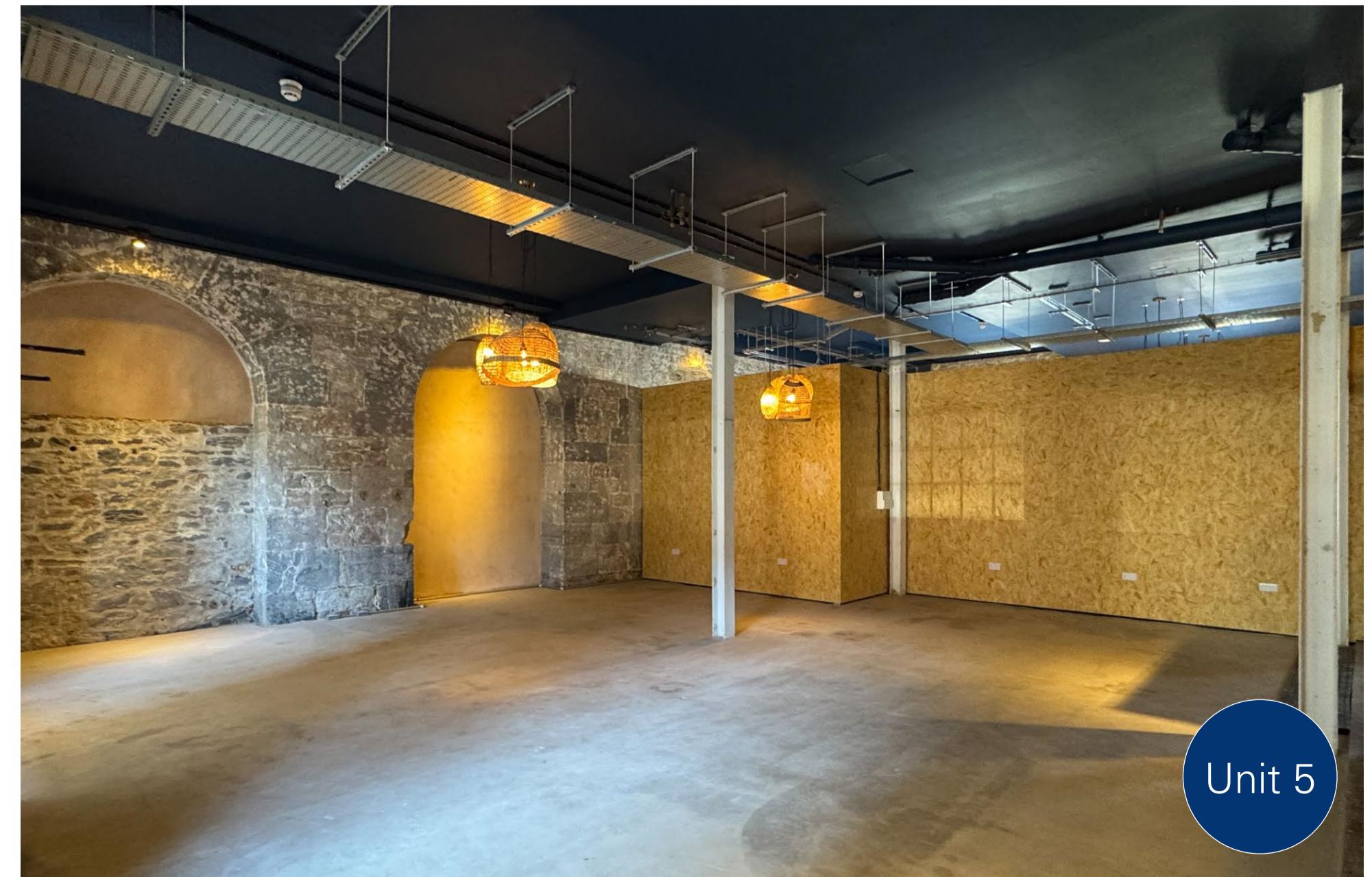


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Nala's Pet Co.
— Tom Hall

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.





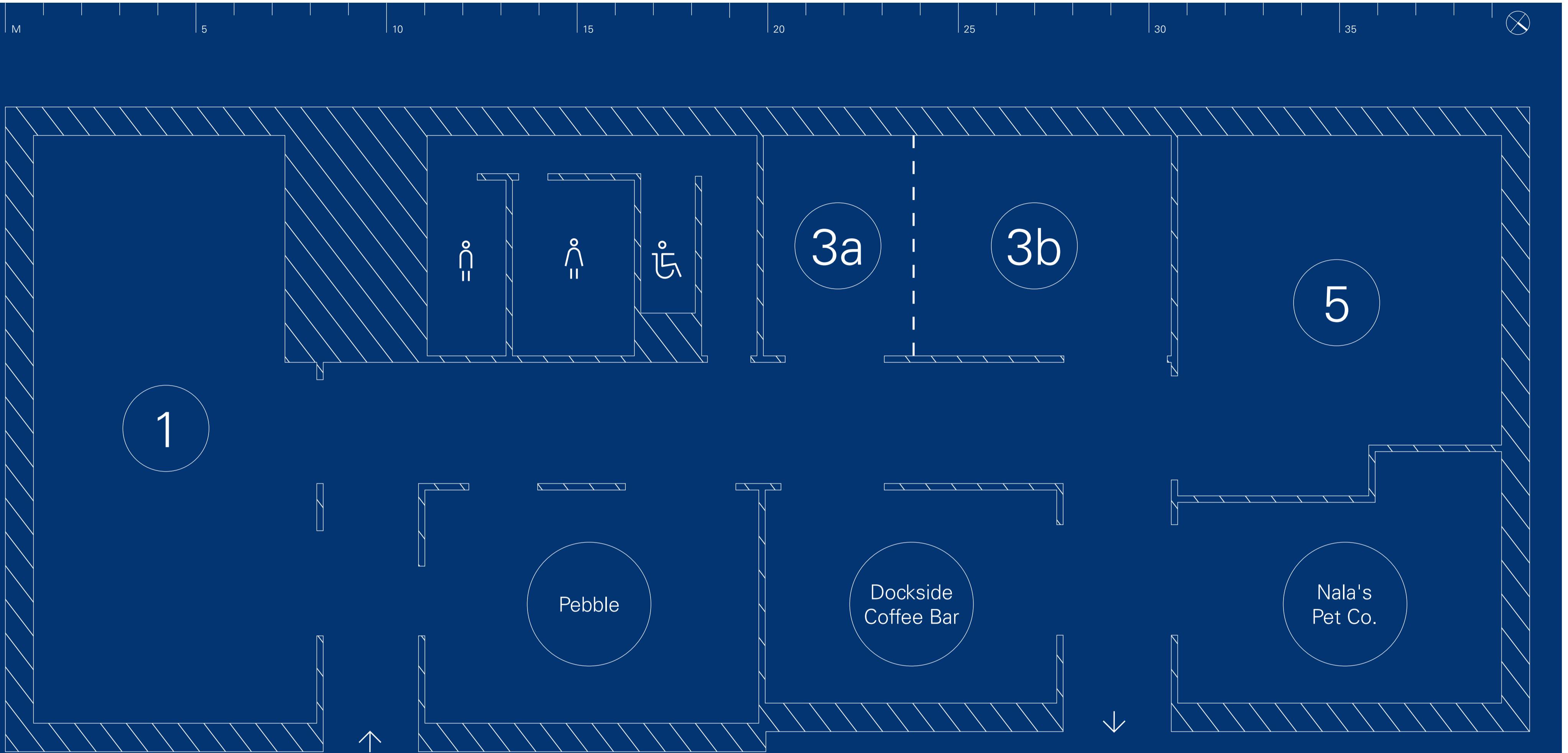


Opportunities range from a monthly licence to longer term leases with an inclusive* rent.

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.





Floorplan

Unit	Sq Ft
1	1,303
2	Pebble womenswear boutique
3a	255
3b	455
4	DockSide Coffee Bar
5	968
6	Nala's Pet Co.

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 KAYAK

wagamama

**BISTROT
PIERRE**
1994

**BLC
GYM**
OCK

STEEL
BREW CO.

SECO LOUNGE

ENHANCE
AESTHETICS & WELLNESS

LE VIGNOBLE
Wine Lounge | Wine Merchant | Wine Education

Identity Fashion

↓ 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

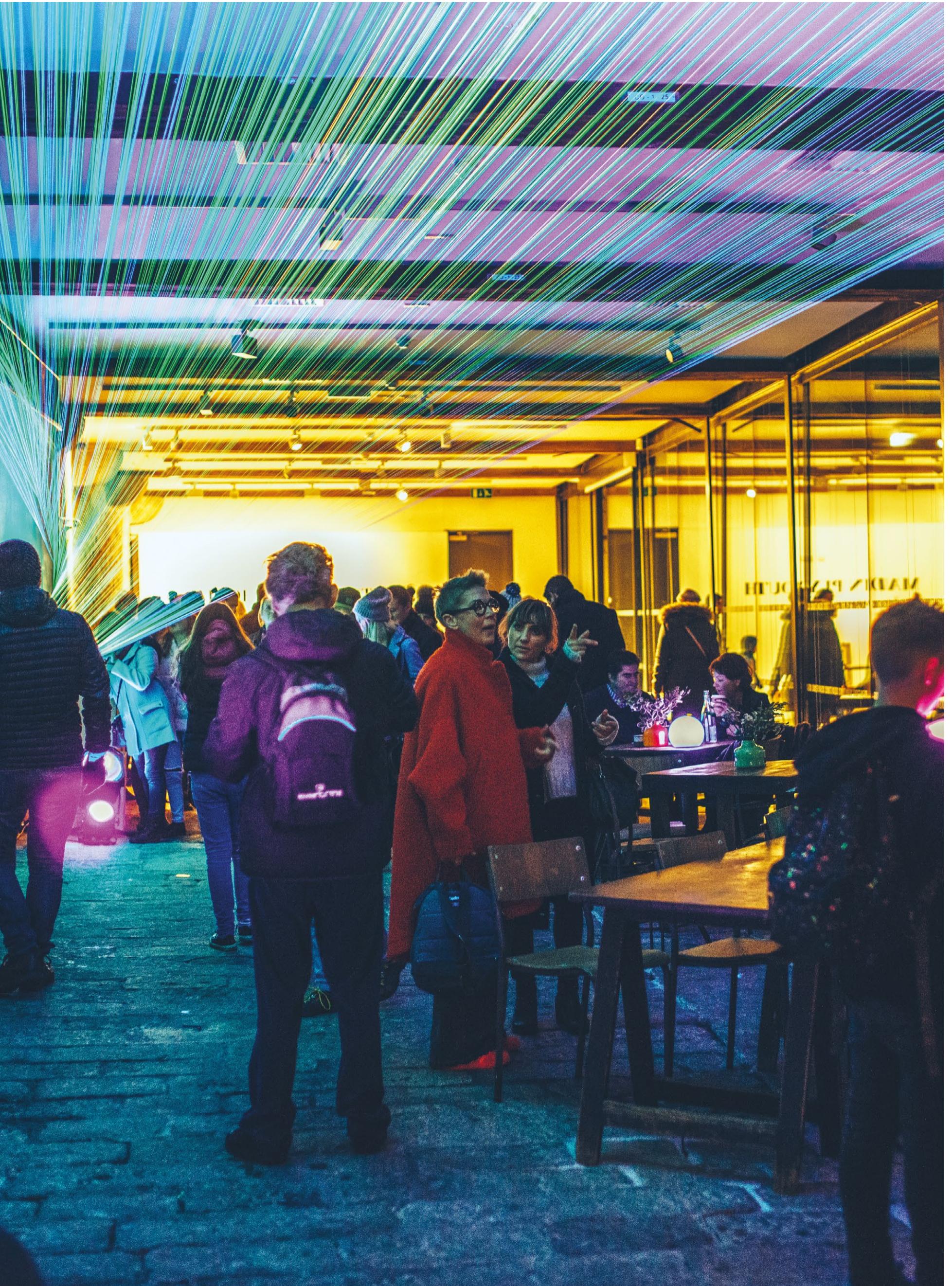


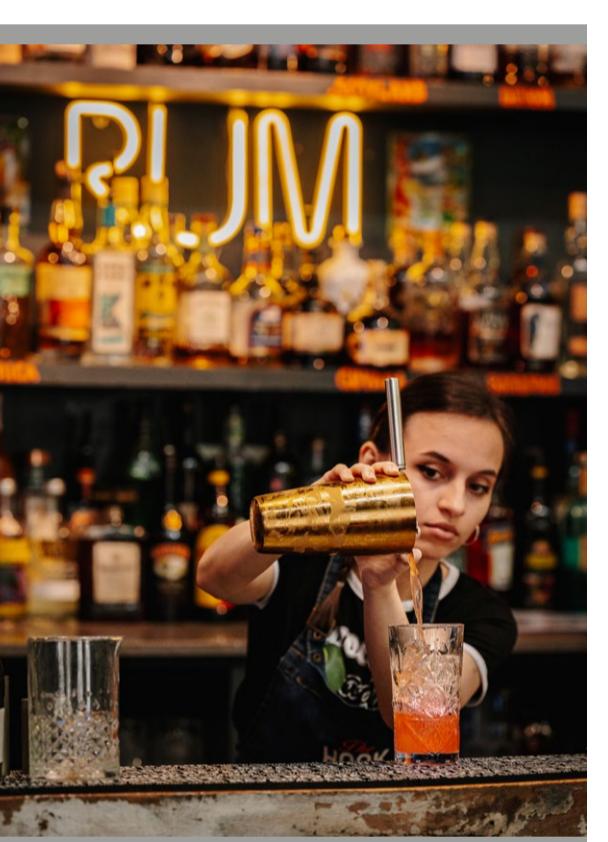
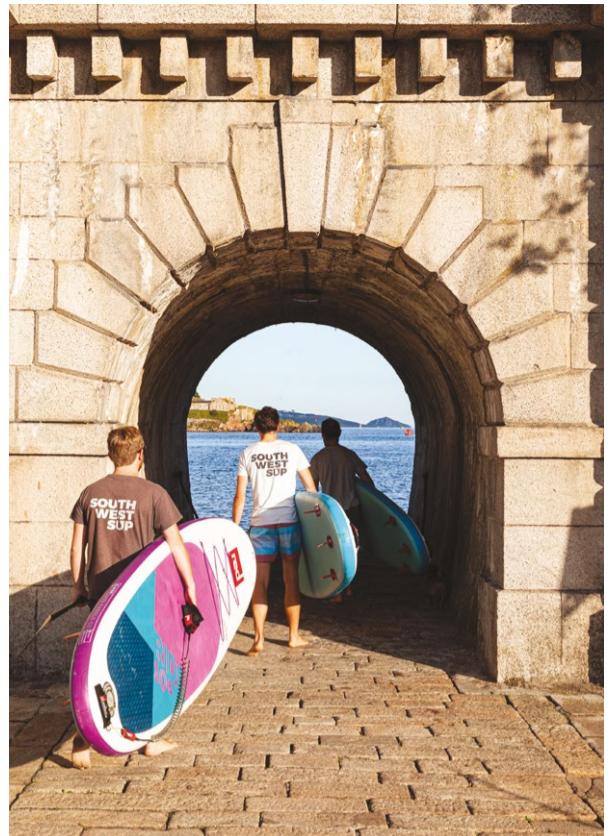
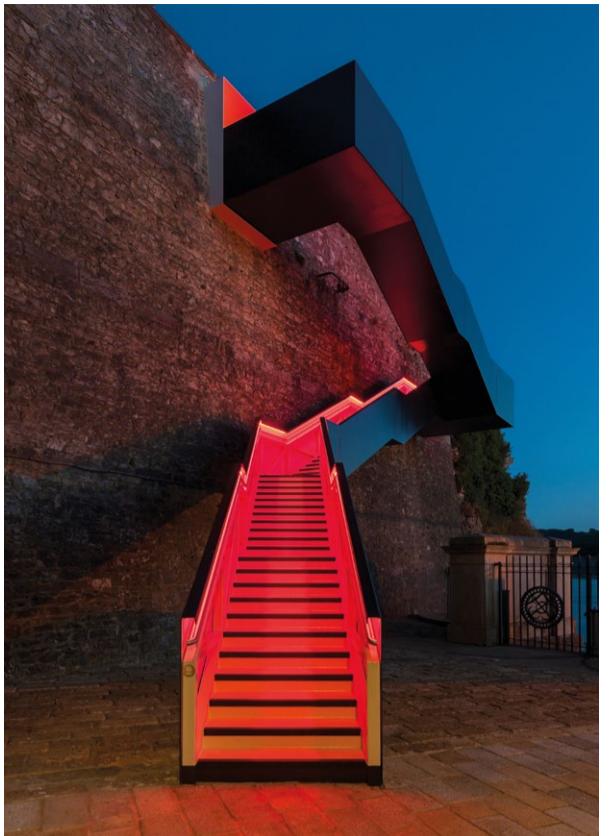
We've worked hard to make this a desirable and memorable destination – and we want it to keep getting better.

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 →





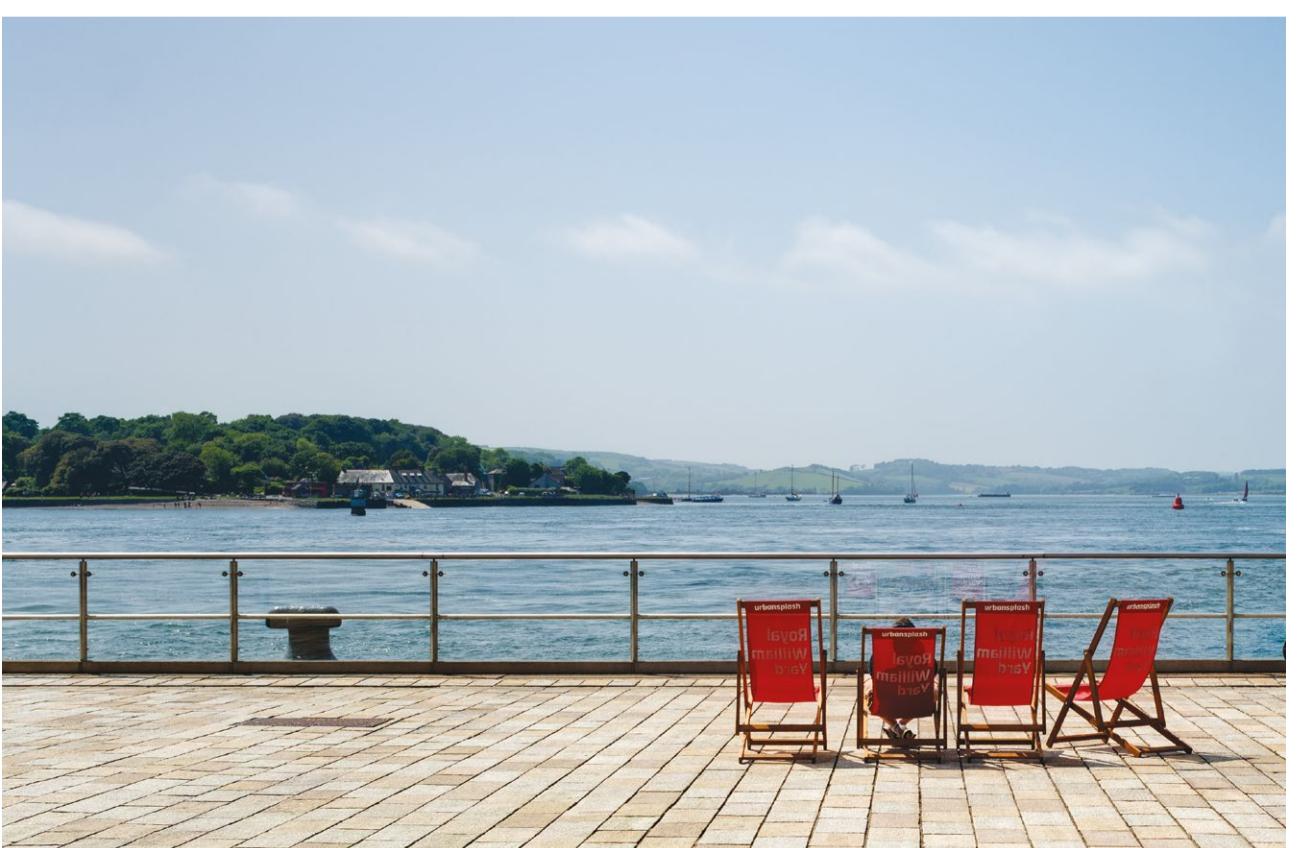
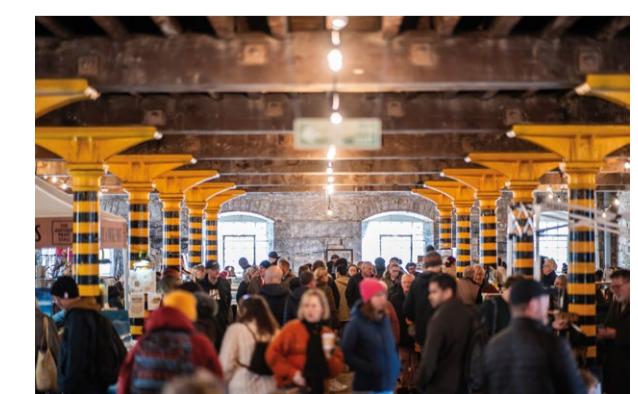
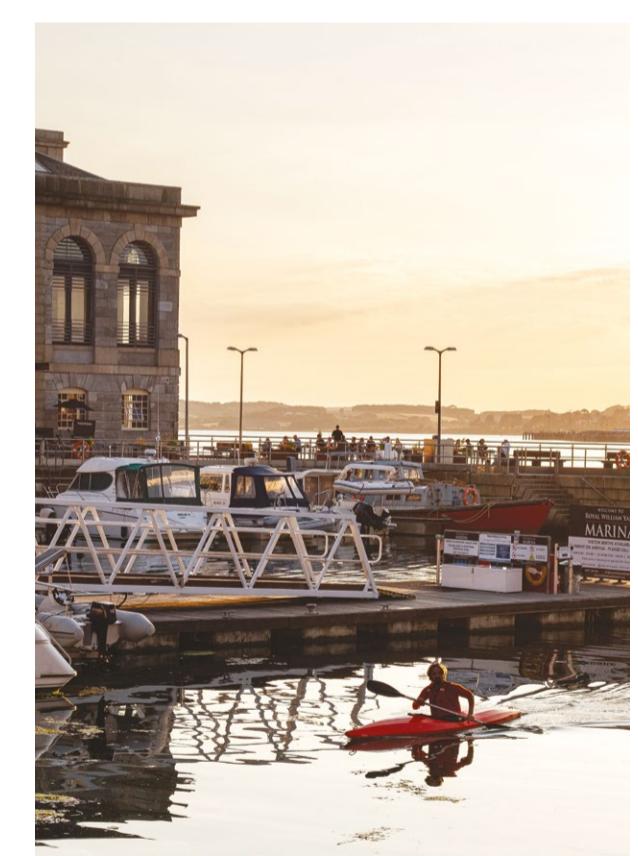
"The Yard occupies one of the best urban seafront locations in the West Country, and some of the most interesting buildings"
The Daily Telegraph



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



"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.

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