

Subsidy  
Bakery

Retail/Restaurant Space to Let



Building  
Floor  
Size

Mills Bakery  
Ground  
4,351 sq ft

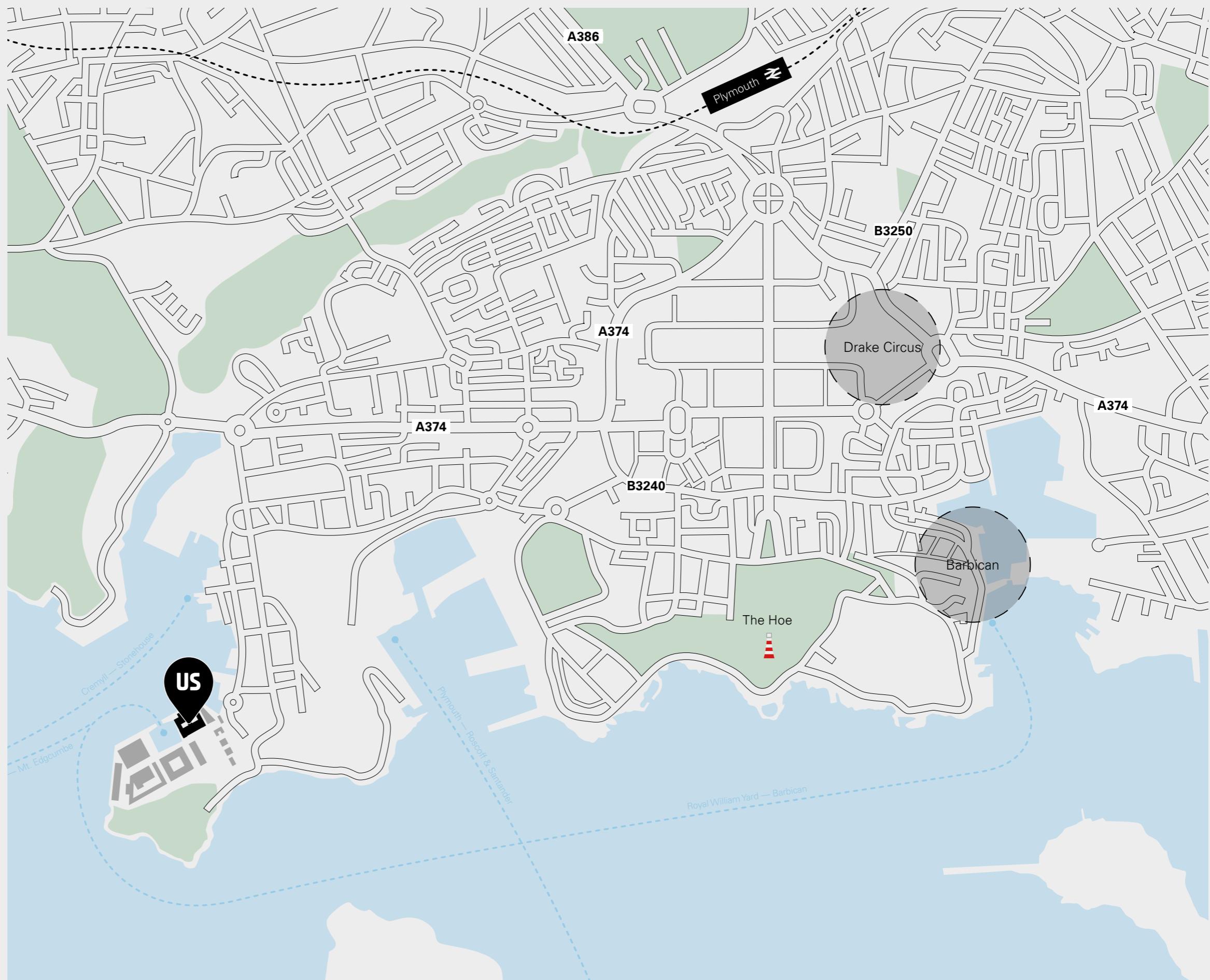
Mills Bakery  
Royal William Yard  
Plymouth  
PL1 3RP

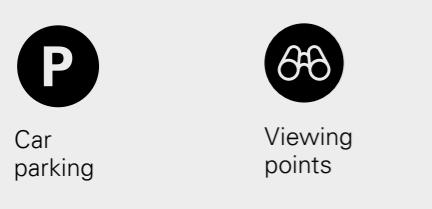
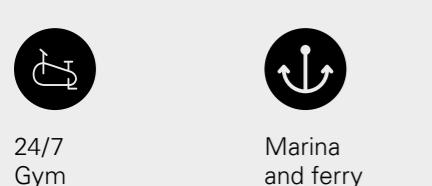
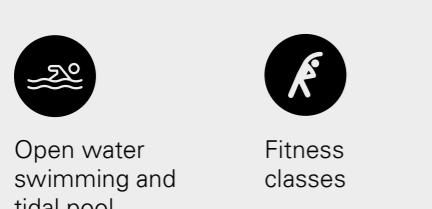
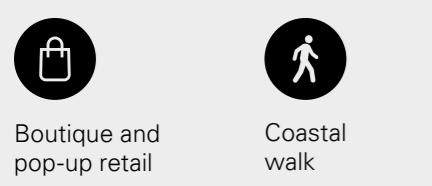
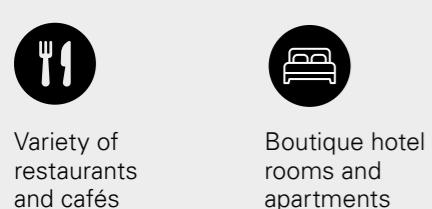
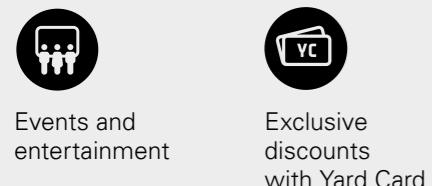
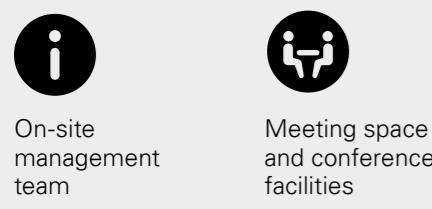
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Superbly located between the River Tamar and Plymouth Sound, Royal William Yard is situated to the south west of the city of Plymouth, a port city situated on the south coast of Devon, England.

Plymouth 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 berthing and mooring on a daily, weekly or monthly basis, as well as an hourly water bus service between the Yard and the Barbican and regular buses to the Yard from the City centre.



**GA** Gatehouse

01. Welcome Suite

**GU** Guardhouse

02. Enhance Aesthetics &amp; Wellbeing

**RO** Residence One

03. Rooms by Bistrot Pierre

**RT** Residence Two**FA** Firestone Arches

04. ACE Swimming

05. South West Sup

06. The Shack

**NC** New Cooperage

07. Bistrot Pierre

08. YOKE The Salon

09. Le Vignoble

**ME** Melville

10. BLOCK Café + Bar

11. BLOCK Gym

12. Pho

13. Everyman Cinema

14. Hub

**FC** Factory Cooperage

15. Artist's Studios

16. Ocean Studios Gallery

17. Real Ideas Café

**CL** Clarence**BR** Brewhouse

18. Domea Favour

19. Wagamama

**MB** Mills Bakery

20. Seco Lounge

21. Identity Fashion

22. Steel Brew Co.

**SL** Slaughterhouse

23. Wildwood

24. The Hook &amp; Line



## Existing spaces

The historic fabric of the buildings at Royal William Yard, both internally and externally, provide an incredible backdrop for a variety of fit out styles for both restaurant and retail use.

PHO



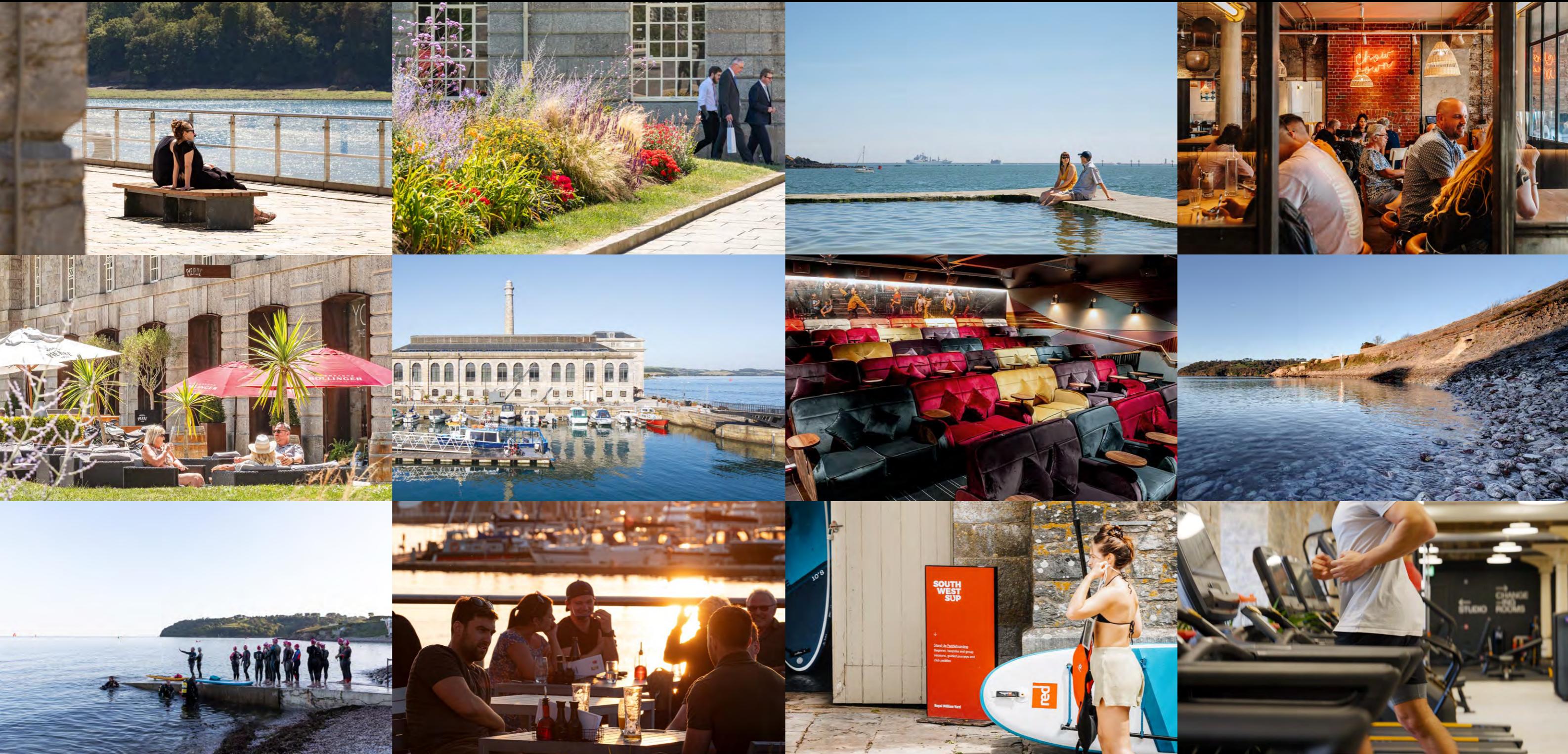
Everyman



## Wellbeing at work matters, and the Yard goes beyond the 9—5

Surrounded by water and home to a bustling community of offices, apartments, restaurants and bars, Royal William Yard offers plenty of opportunities to relax and unwind — cool off in the Tidal Pool, explore the South West Coastal Path, hop on a ferry from the Marina, workout in the Gym, watch a film at the Cinema, try stand up paddleboarding from the rock beach at Firestone Bay or just enjoy a quiet drink whilst taking in the sunset and the breathtaking views over Plymouth Sound and across to Cornwall.

↓



Royal William Yard's renowned history and maritime setting have been married with modern architectural interventions, to play host to a new community for the 21st Century — a place where artists, homeowners, office workers, holidaymakers, small-business owners, students and day-trippers rub shoulders as waves lap the shores on three sides.

## Plymouth

Plymouth is one of the largest cities on the south coast and the 15th largest city in England with a current population of 264,700 and has an economic output of £4.99 billion, providing 109,000 jobs. The 60 kilometres of Plymouth's waterfront, consisting of the land and the adjacent waters, is the city's most valuable asset and is central to its identity as Britain's Ocean City.



## ULTIMATE TRAVELIST

Ranked in the top 500 worldwide Lonely Planet experiences



Voted Condé Nast's 'Best Holiday Destination To Watch' 2020



Winner of 26 awards (and counting)



5.5m

Over 5,500,000 visitors to the city each year...



347m

...spending over £347 million within the city



Voted 'Britain's Coolest Little City By The Sea' by GQ magazine



300k

Over 300,000 visitors by car each year



100k

Over 100,000 visitors to Yard events each year



25k

Over 25,000 visitors use our marina and ferry each year



Home to the UK's largest regional theatre



133k

Over 133,330 jobs and home to 6,560 businesses



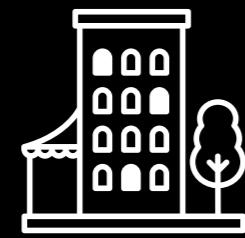
20k

Plymouth University is the 15th largest in the UK, with over 20,000 students



500

Home to over 70 businesses employing over 500 staff



An existing community of 215 apartments...



...with plans for a further 24 Townhouses



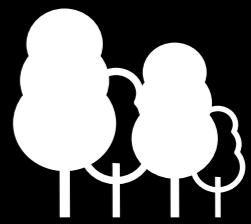
24

24 trains to London Paddington per day



3

Three International Airports within a two hour drive



One of the greenest cities in the UK, with over 40% of the city being green space

Situated in the centre of Royal William Yard, Mills Bakery offers a view over the marina and spacious parade green, offering a much-desired commercial hub, supporting business as they establish themselves and grow.

The Iconic Mills Bakery boasts a glazed atrium, original feature windows and beautiful natural exposed stone walls with beams retained. The upper floors are home to a combination of offices and residential dwellings whilst the ground delivers a diverse mix of restaurants and retail outlets which provide a buzz of activity drawing in footfall from the wider yard.

Mills Bakery 16 & 17



## External

Key attributes of the unit include a large open plan relaxed dining area and a northwest facing waterside frontage with external seating looking out over the Mayflower Marina and beyond, which in all create a stunning dining experience. The unit would lend itself well to an all-day eatery menu spanning from brunch right through to evening cocktails, taking advantage of the breathtaking views, and using the space to create a sociable place where people can work, eat and get together.

↓ Entrance, adjacent to Marina



## Ground Floor

↓ Looking back towards Entrance



## Ground Floor

↓ Looking in from Entrance



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## Ground Floor

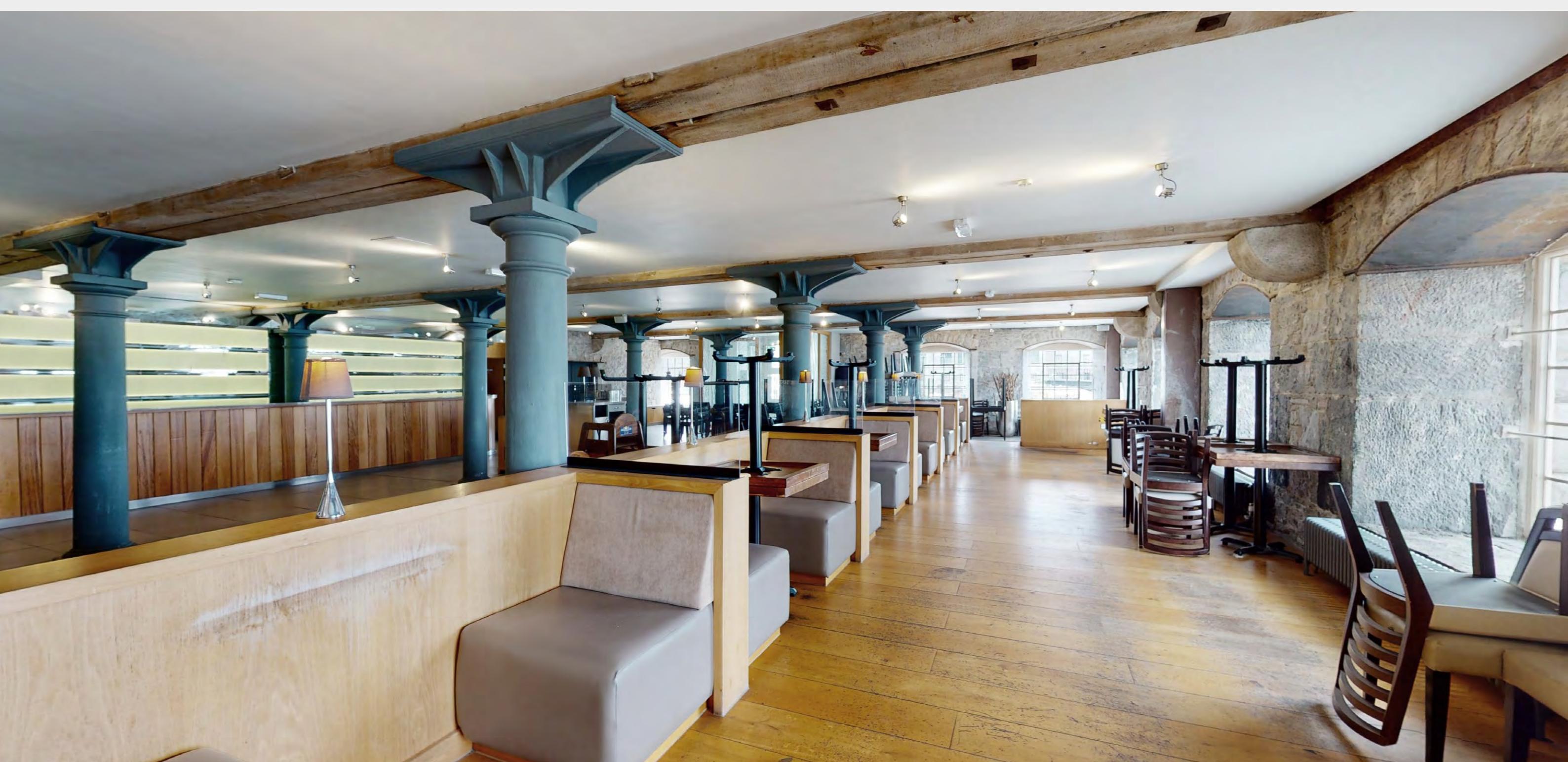
↓ View from elevated seating section across to Servery and Bar



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## Ground Floor

↓ View from elevated seating section across to Entrance and Bar



Details



Virtual Tour



Unit

16/17

Floor

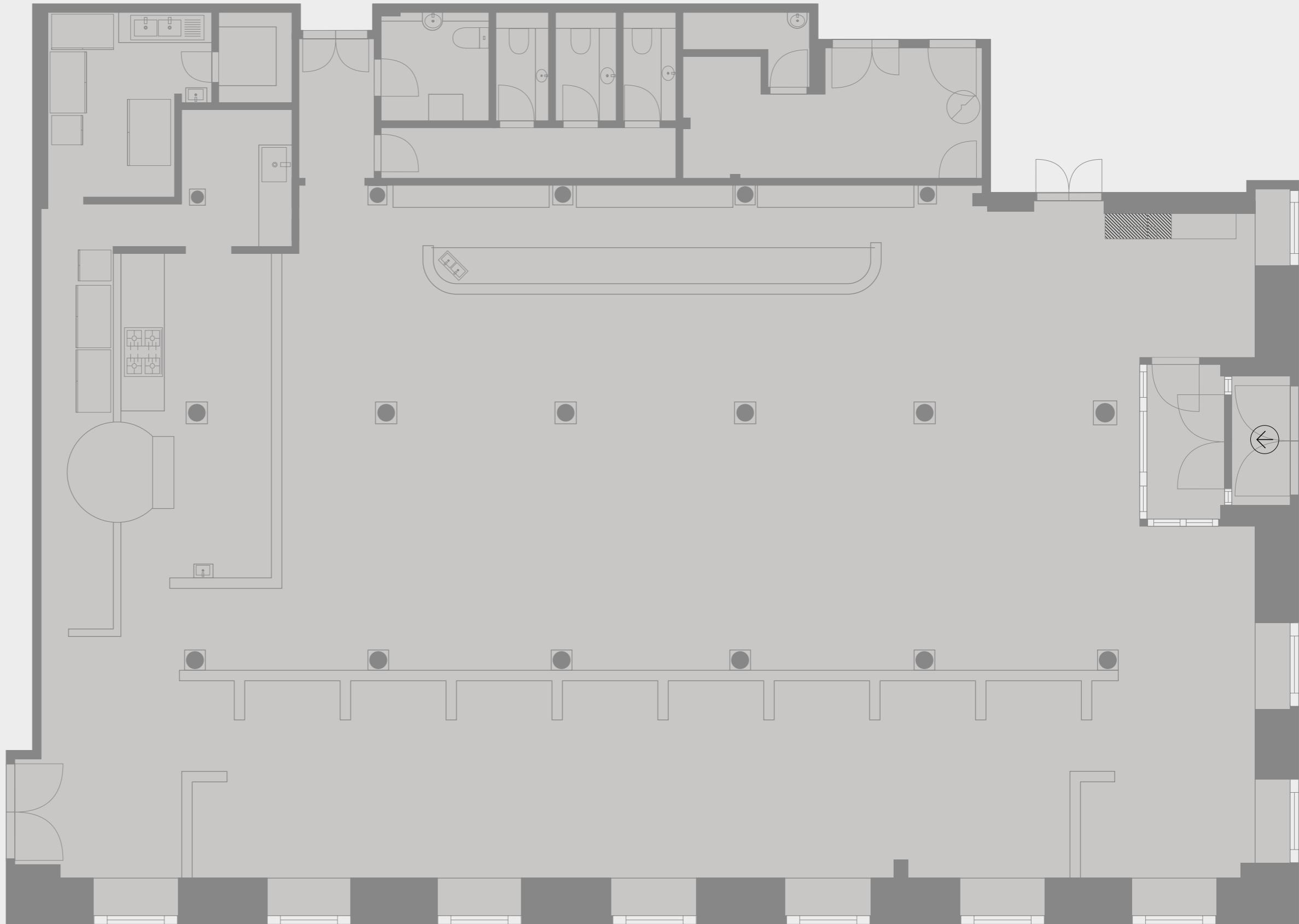
Ground

Sq Ft

4,351

Sq M

404



# 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

02

03

### 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.

### 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 5 to 25 years and everything in-between to suit you and the needs of your business.

### 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.

## Our Team



**Kelly Young**  
New Business Coordinator  
[KellyYoung@urbansplash.co.uk](mailto:KellyYoung@urbansplash.co.uk)  
0333 666 0000



**John Ainsworth**  
Estate & Facilities Manager  
[estates@royalwilliamyard.com](mailto:estates@royalwilliamyard.com)  
01752 600 533



**Becky Flynn**  
Customer Experience Host  
[welcome@royalwilliamyard.com](mailto:welcome@royalwilliamyard.com)  
01752 600 533

### Our Agents



**Chris Ryland**  
Managing Director  
[ChrisRyland@sccplymouth.co.uk](mailto:ChrisRyland@sccplymouth.co.uk)  
Tel: 01752 670700 Mob: 07917 276772



**Martin Bloom**  
Managing Director  
[martin@curaceconsulting.com](mailto:martin@curaceconsulting.com)  
Tel: 0117 930 4536 Mob: 07881 315 529

# Make me yours

## Get in touch



0333 666 0000  
space@urbansplash.co.uk

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