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**THE ICE CREAM  
SHOP**

The Ice Cream Shop

# The Ice Cream and Toy Shop

Lake Road, Windermere, LA23 3DE



## Introduction

This is a unique opportunity to acquire a renowned and historic business, which has been made available for sale for the first time. Originally established in 1920 by Ernest Atkinson, the business began as a tobacconist and snack bar in an adjacent building before the family expanded into the current premises, known as the ice cream shop, in 1952.

In 1969, a toy shop was constructed, linking it to the ice cream shop, and this was subsequently enlarged in 1980 and again in 2001 to its present size. This long-standing business has become a destination point, cherished by generations of children and parents alike for its quality toys and treats. Currently managed by the third generation owner, this business offers a significant commercial acquisition for investors looking to take over a well-established, family-run enterprise with a strong community presence and a storied history.



## Location

Situated in a prime central location on Lake Road in Bownesson - Windermere, just a stone's throw away from the famous Lake Windermere, this property is perfectly positioned in the bustling commercial heart of Bowness. Surrounded by retail shops, takeaways, bars, restaurants, and hotels, it benefits from consistent footfall throughout the year, making it an ideal location for any business aiming to capitalise on the area's vibrant tourism. Truly at the core of the Lake District, a renowned tourist hotspot, this property offers a unique commercial opportunity to thrive in one of the UK's most visited destinations, ensuring significant visibility and customer engagement due to its exceptional setting.



# The Opportunity

This renowned business ensemble, comprising a toy shop and an ice cream shop, boasts an impressive annual turnover, with the ice cream shop alone selling over 250,000 units annually. The high footfall in the area significantly contributes to robust toy sales, underscoring the strong revenue-generating potential of both establishments. There is a significant opportunity for growth and enhancement of turnover through strategic initiatives such as developing its online platform and expanding the wholesale distribution of its ice creams.

This once-in-a-lifetime investment opportunity, featuring two complementary businesses operating side by side, is ideally suited for a buyer already active at this level within the industry who is looking to expand further. The synergy between the toy shop and ice cream shop, combined with the potential for leveraging online and wholesale channels, offers a dynamic platform for significant business growth and a robust expansion of its customer base.

**Watch out video on the next page, to find out more.**



Watch our guided tour.

# Accommodation

This commercial acquisition opportunity comprises a traditional stone-built property that features a well-established toy shop and an adjoining ice cream shop. The toy shop benefits from a prominent double frontage and spans two stories, offering retail space on both the ground and first floors, complemented by additional storage, an office, and toilet facilities on the first floor. The interconnected ice cream shop enhances the property's appeal with its large window display and automatic sliding doors, which invite customers into a charming space with exposed brickwork throughout.

Inside, the ice cream shop boasts a substantial ice cream counter that displays over 35 different flavours, attracting a high volume of customers seeking quality and variety. This combination of distinctive, complementary businesses housed in a characterful building presents a lucrative opportunity for investors looking to capitalise on a popular retail and culinary destination.



# Freehold ice cream factory

In addition to the sale of the business, there is a unique opportunity to acquire a purpose-built freehold ice cream factory where the ice cream is produced weekly. This acquisition is available through separate negotiation and offers the potential for the business to maximize profits by becoming completely self-sufficient. Owning the production facility not only ensures quality control and supply stability but also opens up avenues for expansion and diversification of the product line, enhancing the business's capacity to meet increasing demand and explore new markets.

This turnkey operation is ideally suited for an entrepreneur looking to capitalise on a well-established brand with substantial growth potential. Interested parties are encouraged to discuss further details about the factory and the broader investment opportunity with one of our agents to fully understand the scope and benefits of this offering.



# Accounts

A copy of accounts can be made available upon signing a Non-Disclosure Agreement (NDA).

# Price

DF to advise.

# Lease Terms

We understand a new lease is to be agreed separately with Landlord at passing rent of £55,000 per Annum.

# Viewings Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)





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