

Duttons Chester

10-12 Godstall Ln, Cheshire, Chester CH1 1LN

Rent Guide
£30,000 + VAT
 Per annum

Potential Turnover
£865,000

City Centre location

Wine Bar / Restaurant

Living Quarters



Guideline Ingoing Costs

Bond	£5,000
Service Charge †	£15,000
Stock and glassware	£7,500
Total Ingoing fees ††	£27,500

† Includes £10,000 MSC, £2,500 Cooling and £2,500 safekeeping

†† If you don't have all the funding available immediately, talk to us

Overview

Set in the heart of historic Chester, Duttons is a stylish, characterful pub/bar perfectly positioned to capture both locals and the city's year-round tourist trade. Just a stone's throw from Chester's iconic Eastgate Clock and thriving shopping streets, it enjoys a prime location.

This is a fantastic opportunity for an experienced operator to take on a stunning site in one of the North West's most popular destinations. With its enviable location, versatile layout, and strong reputation, Duttons Chester is ready for the right tenant to put their stamp on it and unlock its full potential.

Trading Facilities

Main Bar Area – A well-presented central bar serving a wide selection of beers, cask ales, wines, cocktails, and premium spirits. The layout is designed for efficiency, supporting both high-volume trading and quality service.

Dining & Lounge Areas – Multiple seating zones offering a mix of casual drinking space and more formal dining. Flexible layouts allow for a variety of occasions, from coffee and light lunches to evening meals and group bookings.

Private Dining & Function space – Currently known as the 'Garden Room', Duttons boasts a versatile function space equipped with a bar that can be used both for events or opened up and used as a normal trading space.

Kitchen – The site has a well-equipped basement commercial kitchen.

Outside – Outdoor seating exists to the front of the building with canopies.

Private Accommodation

The private accommodation located above the pub has a separate entrance and comprises of 2 bed double bedrooms, separate lounge, kitchen and bathroom.

Barrelage

Trading History:						
Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2020 / 21	35	630	2,106	463	3,618	77
2021 / 22	84	1,743	5,716	841	9,899	195
2022 / 23	80	1,438	5,447	761	9,431	184
2023 / 24	83	1,266	4,437	675	6,643	163
2024 / 25	90	1,438	4,737	655	6,860	174