

Please see below regarding Model Bakery, 119 High Street, Steyning, BN44 3RE.

Summary of Background Information (from the Friedli family)

Model Bakery was originally established in 1905 by the Bristow family and later operated by the Green family until 1972, when it was acquired by the Friedli family.

The business was subsequently managed by Phillip and Peter Friedli, who took over in 1984.

At its peak, the bakery supplied 56 wholesale customers, including hotels, restaurants, delicatessens, and other bakeries. It also operated two retail outlets in Steyning—one in Church Street and another at 119 High Street.

Over time, the bakery side of the business declined, particularly after 2010 due to increased competition from supermarket-produced bread. As the Friedli brothers approached retirement, it became evident that continuing or selling the bakery operation was not viable. Much of the equipment had become outdated and non-compliant with modern health and safety standards, and there was little market demand for a bakery of this size, type, and location.

In April 2025, HJ Burt were instructed to market the property for sale. The retail unit at 119 High Street was closed at that time due to a lack of financial viability, although the Church Street shop has continued trading using externally sourced products.

Statement (Luke Green, HJ Burt Estate Agents)

The property was formally launched to the open market on 2 April 2025 and was marketed across major property platforms, including Rightmove, Zoopla, and OnTheMarket.

It was also prominently displayed in the window of our offices, including our main office located on the same road as 119 High Street (Model Bakery).

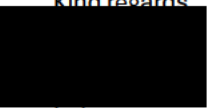
Prior to the public launch, the property was circulated to 27 qualified applicants from our internal database. Of these, 15 confirmed that the property did not meet their requirements, primarily due to their preference for financially viable commercial investments or development sites with existing planning permission.

Between 2nd April 2025 and the exchange of contracts on 23rd September 2025, approximately 50 enquiries were received. The majority of these enquiries focused on the potential gross development value (GDV) associated with various residential redevelopment schemes. No enquiries were received from parties interested in retaining or exploring the existing commercial use of the property.

A total of four offers were received during the marketing period, all of which were submitted by parties intending to redevelop the site for residential purposes.

The property is situated at the end of the High street away from any other commercial and has little passing trade either by pedestrian or space to stop and park. In the main body of the high street there are two supermarkets and a bakery. There are currently unoccupied retail units up for rent which includes the old antiques shop and the Tea rooms that have been empty for years.

Kind regards



Luke