

# Commercial Property for Sale in Uggiano la Chiesa

## € 89.000

### Ref. CBI069-835-133207



**145 sq.m | Bathrooms: 1 | Rooms: 4**

UGGIANO LA CHIESA In the heart of the historic center of Uggiano la Chiesa, just a few meters from Piazza Umberto I, we are pleased to offer for sale a commercial property of approximately 145 sqm, entirely located on the ground floor, in a highly visible and easily accessible location. The property, currently operating as a parapharmacy, has two separate entrances: the main entrance from Via Garibaldi and a secondary entrance from Vico Umberto I. The layout comprises a spacious entrance room, ideal as a reception or retail area, three additional rooms, and one bathroom. The well-distributed and easily customizable interior spaces make the property suitable for a wide range of business activities. Thanks to its versatility, it is ideal for retail stores, boutiques, offices, professional practices, medical clinics, beauty and wellness centers, service businesses, agencies, or showrooms. Its central location, one of the most sought-after areas of the town, is undoubtedly one of the property's greatest assets. The proximity to the main square ensures a constant flow of pedestrians and excellent visibility, key advantages for any customer-facing business. This is an excellent opportunity for anyone looking to start, relocate, or grow a business in a strategic location, as well as for anyone seeking an income-generating commercial property in one of the town's most charming areas. The premises are equipped with a video surveillance system. In addition, a preliminary architectural proposal is already available for the conversion of the property into a residential home, featuring an open-plan living room with dining area and kitchen, hallway, two bedrooms, and one bathroom.

## Property Informations

**Address:** Via Giuseppe Garibaldi

**Zip code:** 73020

Coldwell Banker Gruppo Bodini

Via 95 Reggimento Fanteria, 11 - Lecce (LE) - Phone number (+39) 0832 099369  
lecce@cbitaly.it - <https://www.gruppobodini.com/en>  
VAT 11872901001



**Bathrooms:** 1

**Rooms:** 4

**Internal condition:** Excellent

**Number of shop windows:** 1

## Nearby

|                   |                |                 |                   |
|-------------------|----------------|-----------------|-------------------|
| Gyms              | Beauty centres | Soccer fields   | Sport centres     |
| Tennis courts     | Cycle paths    | Playgrounds     | Rail station      |
| Public transports | Nursery school | Primary schools | Secondary schools |
| High school       | Bar            | Post offices    | Shopping centres  |
| Municipal office  |                |                 |                   |







